LOT 1 BLOCK A LAKEWOOD ESTATES
UNIT II REPLAT.

WIGGINS TIMOTHY SR/WIGGINS FABRAY S
3200 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

**2026**

**23-3S-16-02272-151**

## BUILDING CHARACTERISTICS

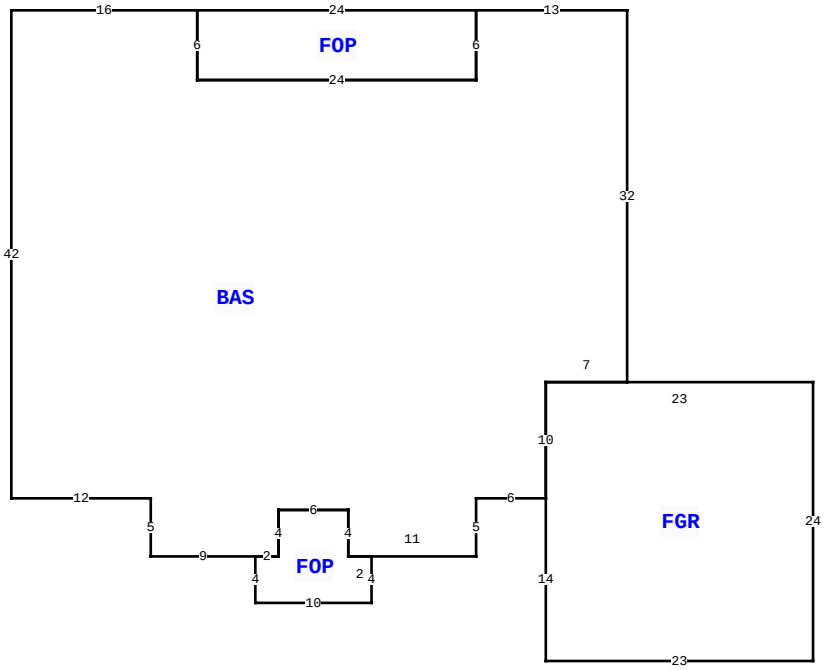
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 23316.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,128 | 100 | | 2,128 | 217,359 |
| FGR | 552 | 55 | | 304 | 31,052 |
| FOP | 64 | 30 | | 19 | 1,941 |
| FOP | 144 | 30 | | 43 | 4,392 |
| TOTALS | 2,888 | | | 2,494 | 254,744 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,494 | 121.5984 | 136.19 | 339,658 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 2128 HX Base Yr 2001




3200 NW LAKE JEFFERY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 254,744 |
| TOTAL MARKET OB/XF VALUE | | 7,269 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 297,013 |
| SOH/AGL Deduction | | 91,143 |
| ASSESSED VALUE | | 205,870 |
| TOTAL EXEMPTION VALUE | HX HB DX | 56,411 |
| BASE TAXABLE VALUE | | 149,459 |
| TOTAL JUST VALUE | | 297,013 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 300,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047315 | Roof Replacement | 26,065 | 05/25/2023 |
| 16850 | SFR | 350 | 04/13/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0873/1786 | 1/28/1999 | WD | Q | V | | 17,900 |

GRANTOR: HUDSON

GRANTEE: WIGGINS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FOP= W24 S6 E24 N6$ S6 W24 N6 W16 S42 E12 S5 E9 FOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 N5 E6 FGR= S14 E23 N24 W23 S10$ N10 E7 N32$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 506.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 759 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | 192.00 | UT | 5.00 | 5.00 | 100 | 2000 | 2000 | 3 | 100 | 960 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,500.00 | UT | 2.00 | 2.00 | 75 | 2014 | 2014 | 3 | 75 | 2,250 | |
| 5 | 9910 | RV SITE/RE | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 8 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,269

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.25 | 28,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 09/22/2023 BY jerry Total Acres: 2.05 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/26/2026 BY SYS