LOT 1 BLOCK A LAKEWOOD ESTATES
UNIT II REPLAT.

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

2027

23-3S-16-02272-151

BUILDING CHARACTERISTICS

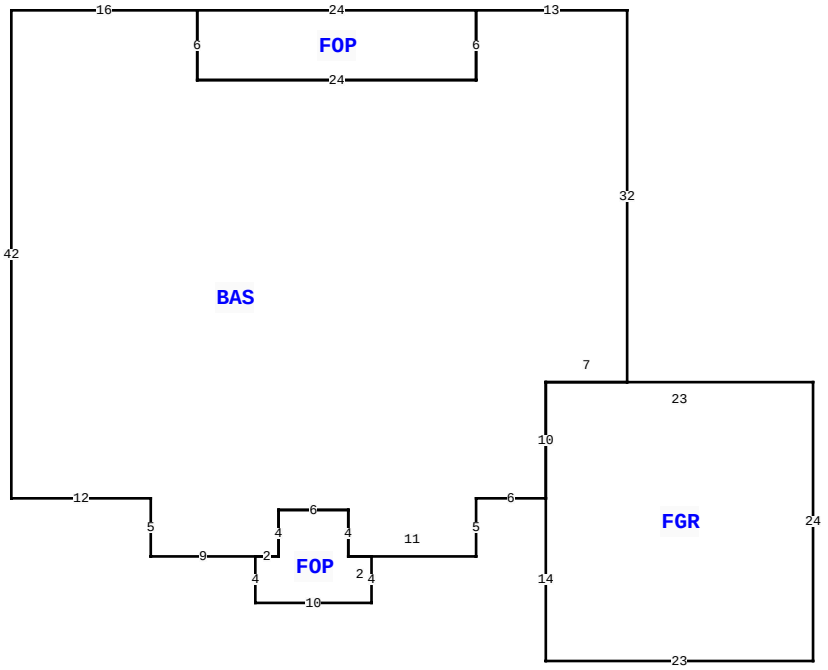
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	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	213,481
FGR	552	55		304	30,497
FOP	64	30		19	1,906
FOP	144	30		43	4,314
TOTALS	2,888			2,494	250,198

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	133.76	333,597	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,198
TOTAL MARKET OB/XF VALUE		7,269
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,467
SOH/AGL Deduction		80,421
ASSESSED VALUE		212,046
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		155,635
TOTAL JUST VALUE		292,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,013

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 11/17/2026 BY SYS