(AKA LOTS 22 & 25 BUIE'S TRACT U SW1/4 OF SE1/4 EX S 741.30 FT & RD.

WILHELM ARTHUR MAX/WILHELM MARCIA
348 SW TALL PINE CT
LAKE CITY, FL 32024

2027

24-4S-15-00384-034

BUILDING CHARACTERISTICS

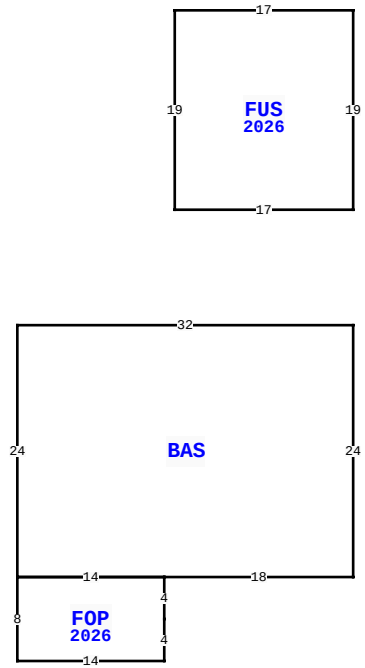
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	32,246
FOP	112	30	2026	34	1,428
FUS	323	100	2026	323	13,562
TOTALS	1,203			1,125	47,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,125	69.4008	76.34	85,882	1982	1982	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1091 HX Base Yr



348 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	2005	2005	3	50	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,235
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	159,840
TOTAL MARKET VALUE	209,675
SOH/AGL Deduction	0
ASSESSED VALUE	209,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,675
TOTAL JUST VALUE	209,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055643	New Residential C	275,000	05/11/2026
000055564	Right-of-Way Acce		04/28/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2725	7/02/2025	WD	Q	I	01	330,000
GRANTOR: NON PERFORMING LLC						
GRANTEE: WILHELM ARTHUR MAX						
1543/2717	5/30/2025	MD	U	I	18	0
GRANTOR: TYRE JOHN E						
GRANTEE: NON PERFORMING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S24 E14 E18 N24 $
FUS=[YR=2026;ORIG=0,-30] W17 S19 E17 N19 $
FOP=[YR=2026;ORIG=-18,24] W14 S8 E14 N4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0					16.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	150,840							

REVIEW DATE 07/30/2025 BY TP Total Acres: 17.76 Total Land Value: 159,840 Market: 0 Agricultural: 0 Common: 159,840 PRINTED 11/17/2026 BY SYS