

LOT 33 BLOCK C WISE ESTATE S/D
 WD 1017-499, 1041-2908.
 WD 1062-1892, WD 1175-2502

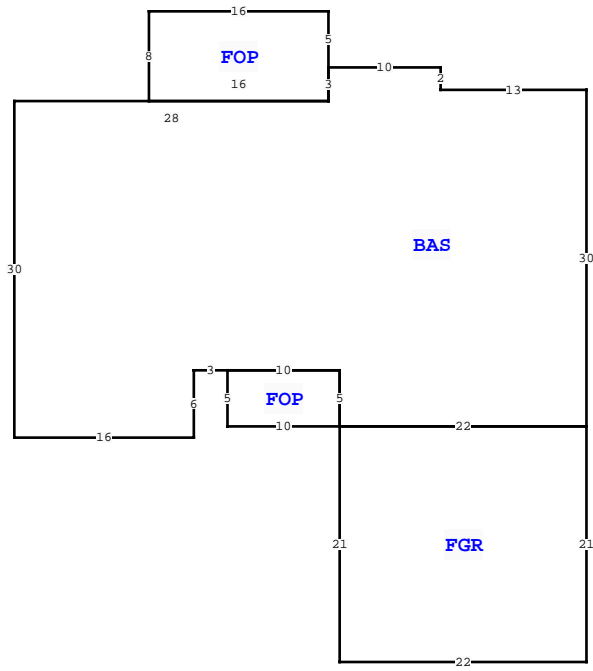
MCGEE JENILE F
 184 SW PLATEAU GLN
 LAKE CITY, FL 32024

2026

24-4S-16-03113-163

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,473	100	
FGR	462	55	
FOP	50	30	
FOP	128	30	
TOTALS	2,113		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2010								
				Heated Area: 1473							
					HX Base Yr 2010						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			191,229	
TOTAL MARKET OB/XF VALUE			4,940	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			231,169	
SOH/AGL Deduction			90,266	
ASSESSED VALUE			140,903	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			89,492	
TOTAL JUST VALUE			231,169	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			233,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050091	Roof Replacement	17,500	06/10/2024
23095	SFR	480	05/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/2502	6/22/2009	WD	Q	I	01	126,000
GRANTOR: RICHARD BARRERA						
GRANTEE: JENILE F MCGEE						
1062/1892	10/14/2005	WD	Q	I		171,900
GRANTOR: CADY HOMES						
GRANTEE: RICHARD BARREA						

EXTRA FEATURES																	
L N	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	0166	CONC, PAVMT	0	100	0	0	1,376.00	UT	2.50	2.50	100	2005	2005	3	100	3,440	
2	0120	CLFENCE	4	0	100	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 N2 W10 FOP= N5 W16 S8 E16 N3\$ S3 W28 S30 E16 N6 E3 FOP= S5 E10 N5 W10\$ E10 S5 FGR= S21 E22 N21 W22 \$ E22 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	35,000.00	35,000.00	35,000							