LOT 42 BLOCK C WISE ESTATE S/D.
WD 1039-2872, WD 1075-632, WD 12

DUBOIS STACI NICKOL
119 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-172

BUILDING CHARACTERISTICS

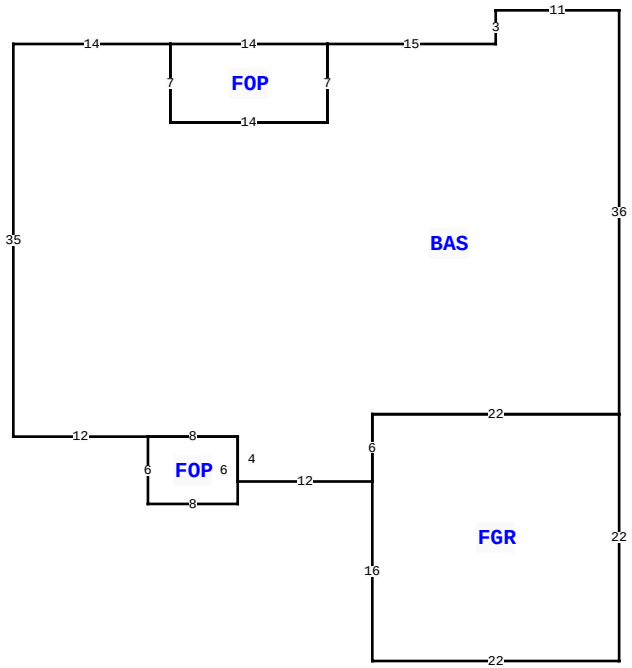
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	180,238
FGR	484	55		266	26,213
FOP	48	30		14	1,379
FOP	98	30		29	2,858
TOTALS	2,459			2,138	210,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	110.6000	121.66	260,109	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 1829 HX Base Yr 2024



119 SW PLATEAU GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	210,688
TOTAL MARKET OB/XF VALUE	6,002
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	251,690
SOH/AGL Deduction	0
ASSESSED VALUE	251,690
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	200,279
TOTAL JUST VALUE	251,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046561	Roof Replacement	14,820	02/21/2023
24277	SFR	575	03/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1656	9/08/2023	WD	Q	I	01	315,000
GRANTOR: MCCRAY WILSON HARRING						
GRANTEE: DUBOIS STACI NICKOL						
1444/445	8/02/2021	WD	U	I	11	100
GRANTOR: MCCRAY WILSON HARRING						
GRANTEE: MCCRAY WILSON HARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 W15 FOP= W14 S7 E14 N7$ S7 W14 N7 W14 S35 E12 FOP= S6 E8 N6 W8$ E8 S4 E12 FGR= S16 E22 N22 W22 S6 $ N6 E22 N36$.

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	0166	CONC,PAVMT	0	100	0	0	1,534.00	UT	3.00	3.00	100	2006	2006	3	100	4,602	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 6,002

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS