

LOT 2 PARADISE SOUTH S/D.
783-303, 854-1004, WD 1451-771,

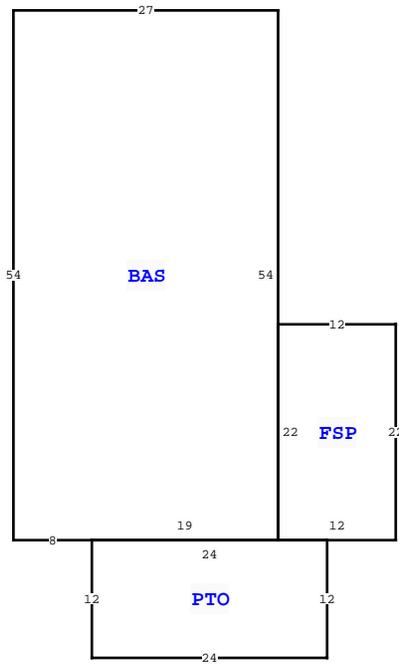
WILSON DOUGLAS PAUL/WILSON JANETH C
2115 SW OLD WIRE RD
LAKE CITY, FL 32024-5391

2026

24-5S-16-03707-102
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,458	100	
FSP	264	40	
PTO	288	5	
TOTALS	2,010		
			1,578
			179,735

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%	2013									Heated Area: 1458	HX Base Yr 2013



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,735
TOTAL MARKET OB/XF VALUE			2,180
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			246,915
SOH/AGL Deduction			97,875
ASSESSED VALUE			149,040
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			97,629
TOTAL JUST VALUE			246,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29722	SFR	527	10/06/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/771	10/28/2021	WD	U	I	30	100
GRANTOR: WILSON DOUGLAS P						
GRANTEE: WILSON DOUGLAS P						
0854/1004	3/03/1998	WD	Q	V		17,000
GRANTOR: SUBRANDY						
GRANTEE: DOUGLAS WILSON						

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	0296	SHED METAL	0	100	10	12	UT	9.00	9.00	100	2012	2012	3	100	1,080	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF														2,180										
LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/06/2026 BY ks																													
Total Acres: 5.01										Total Land Value: 65,000					Market: 0					Agricultural: 0					Common: 65,000				