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

2027

24-5S-16-03707-102

BUILDING CHARACTERISTICS

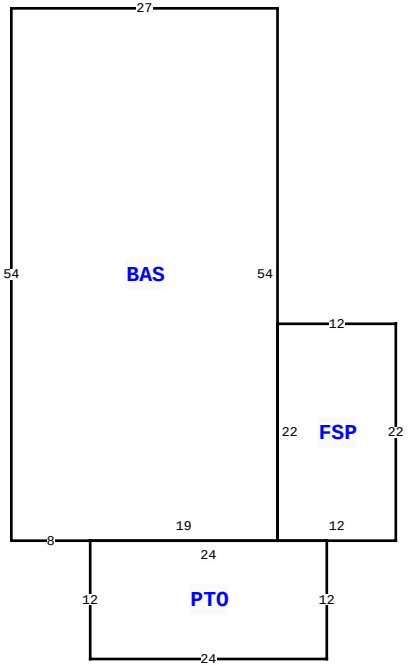
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	160,232
FSP	264	40		106	11,649
PTO	288	5		14	1,538
TOTALS	2,010			1,578	173,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	114.8400	126.32	199,333	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2013 Heated Area: 1458 HX Base Yr 2013



2115 SW OLD WIRE RD, 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	0296	SHED METAL	0	100	10	12	120.00	UT	9.00	9.00	100	2012	2012	3	100	1,080	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,420
TOTAL MARKET OB/XF VALUE		2,180
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,600
SOH/AGL Deduction		87,089
ASSESSED VALUE		153,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,100
TOTAL JUST VALUE		240,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,757

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S54 E8 PTO= S12 E24 N12 W24$ E19 FSP= E12 N22 W12 S22$ N54$.

LAND DESCRIPTION

TOTAL OB/XF 2,180

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		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 PRINTED 11/17/2026 BY SYS