LOT 9 PARADISE SOUTH S/D.

783-303, 828-2401, DC 1039-1967,

ZIEGER WILLIAM EDWARD JR/ZIEGER SANDRA JEAN
2557 SW OLD WIRE ROAD
LAKE CITY, FL 32024

2027

24-5S-16-03707-109

BUILDING CHARACTERISTICS

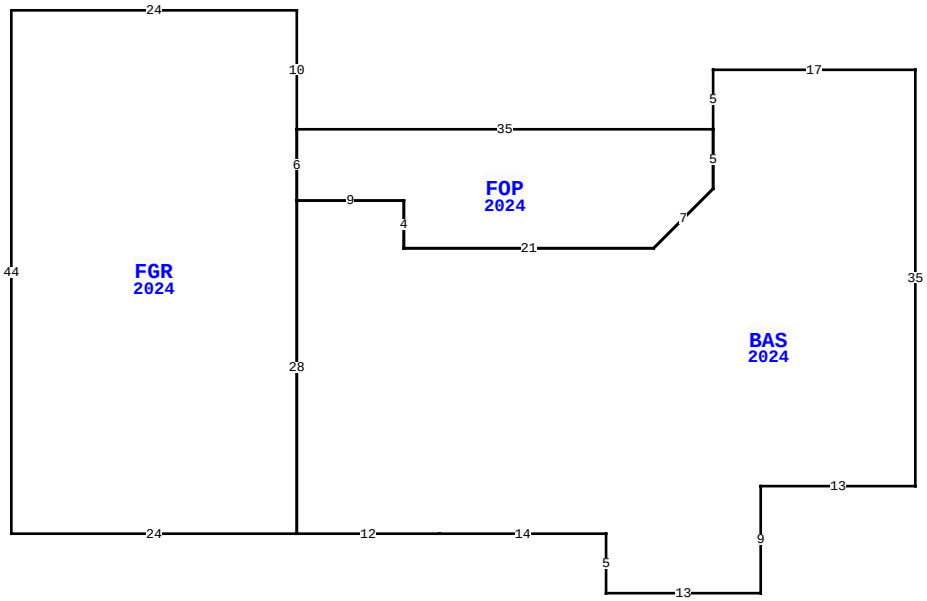
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,565	100	2024	1,565	207,601
FGR	1,056	55	2024	581	77,071
FOP	302	30	2024	91	12,072
TOTALS	2,923			2,237	296,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	123.0570	135.36	302,800	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1565 HX Base Yr 2024



2557 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	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		296,744
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		364,944
SOH/AGL Deduction		47,939
ASSESSED VALUE		317,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,594
TOTAL JUST VALUE		364,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045064	New Residential C	267,350	07/28/2022
000043528	Electrical Servic	0	01/13/2022
10111	M H	125	08/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2316	11/17/2025	LE	U	I	14	100
GRANTOR: ZIEGER WILLIAM EDWARD						
GRANTEE: ZIEGER WILLIAM EDWA						
1447/2791	9/21/2021	WD	Q	V	01	65,000
GRANTOR: DENTON JERRY LEE SR						
GRANTEE: ZIEGER WILLIAM EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-18,-32] S28 E12 E14 S5 E13 N9 E13 N35 W17 S5 S5 D5L5 W21 N4 W9 $
FGR=[YR=2024;ORIG=-42,-48] S44 E24 N28 N6 N10 W24 $
FOP=[YR=2024;ORIG=-18,-38] S6 E9 S4 E21 U5R5 N5 W35 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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 03/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS