COMM SE COR, RUN N 1657.16 FT
FOR POB, CONT N 210 FT, W 10
FT, N 530 FT, W 212.23 FT, S

WIGHT EDGAR L JR
2855 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

24-6S-17-09763-000

BUILDING CHARACTERISTICS

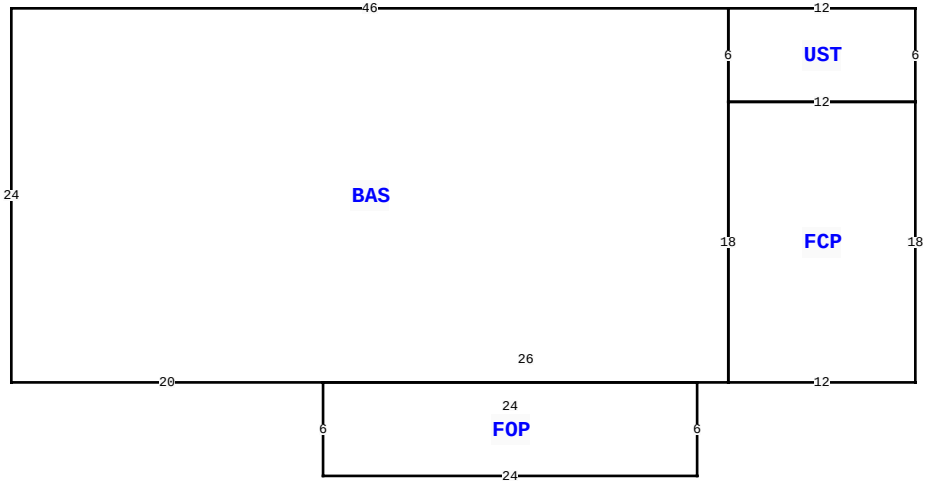
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	96,216
FCP	216	25		54	4,706
FOP	144	30		43	3,747
UST	72	45		32	2,789
TOTALS	1,536			1,233	107,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	121.8900	134.08	165,321	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1104 HX Base Yr



2855 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0031	BARN,MT AE	0	100	18	30	540.00	UT	9.00	9.00	100	2013	2013	3	100	4,860	
5	0251	LEAN TO W/	0	100	10	30	300.00	UT	3.50	3.50	100	2013	2013	3	100	1,050	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,459
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		46,500
TOTAL MARKET VALUE		160,969
SOH/AGL Deduction		72,899
ASSESSED VALUE		88,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,659
TOTAL JUST VALUE		160,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,924

SALE:1:1: WIFE TO HUSBAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0288	8/02/1987	WD	U	I		5,000
GRANTOR: WIGHT CAROL L						
GRANTEE: WIGHT EDGAR L JR						
0524/0077	11/01/1983	WD	Q	I		41,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S24 E20 FOP= S6 E24N6 W24$ E26 FCP= E12 N18 W12 S18$
N18 UST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 7,010

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	3.72	AC		1.00	1.00	1.00	12,500.00	12,500.00	46,500							

REVIEW DATE 10/26/2017 BY BC Total Acres: 3.72 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 11/16/2026 BY SYS