LOT 34 FAIRWAY VIEW UNIT 4.
626-514, DC 1493-1559,1560, PB 1

JOHR INGO JR
114 NW WIREGRASS CT
LAKE CITY, FL 32055

2027

26-3S-16-02308-111

BUILDING CHARACTERISTICS

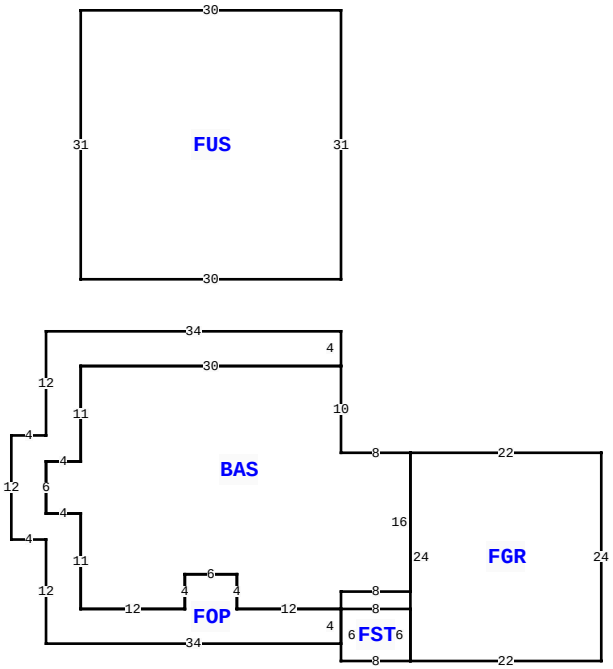
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100		968	83,589
FGR	528	55		290	25,043
FOP	432	30		130	11,226
FST	48	55		26	2,245
FUS	930	100		930	80,308
TOTALS	2,906			2,344	202,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	120.7737	132.85	311,400	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1898 HX Base Yr 2025



114 NW WIREGRASS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,410
TOTAL MARKET OB/XF VALUE		3,365
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		240,775
SOH/AGL Deduction		0
ASSESSED VALUE		240,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,364
TOTAL JUST VALUE		240,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8611	SFR	56,000	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2342	12/18/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SHIRL						
GRANTEE: JOHR INGO JR						
0626/0514	6/29/1987	WD	Q	V		9,500
GRANTOR: DAUGHTRY O P						
GRANTEE: JOHR INGO &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N4 W34 S12 W4 S12 E4 S12E34 N4 W12 N4 W6 S4 W12 N11 W4N6 E4 N11 E30$ BAS= W30 S11 W4 S6 E4 S11 E12 N4 E6 S4 E12 N2 E8 N16 FGR= E22 S24 W22 FST= W8 N6 E8 S6$ N24$ W8 N10$ PTR= N10 FUS= N31 W30 S31 E30$ S10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,110.00	UT	1.50	1.50	100	0	0	3	100	1,665	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,365

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/25/2023 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS