S1/2 OF LOT 51 BAYA SURVEY EX RD
345-435, 1222-1151, QC 1224-2140

WILSON CEASARION/WILSON CHANCELLOR MYLES
116 SW SUMMERS LN
LAKE CITY, FL 32025

2027

28-3S-17-05712-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

165 NE FRYER ST, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,388
TOTAL MARKET VALUE	4,388
SOH/AGL Deduction	0
ASSESSED VALUE	4,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,388
TOTAL JUST VALUE	4,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053523	Right-of-Way Acce		07/05/2025
30804	MAINT/ALTR	30	02/26/2013
15549	REMODEL	100	05/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2005	11/21/2025	WD	U	V	37	10,000
GRANTOR: HUGHES VIRGINIA A						
GRANTEE: WILSON CEASARION						
1222/1151	10/04/2011	PB	U	I	11	0
GRANTOR: CLERK OF COURT (MARY						
GRANTEE: V HUGHES, JACK SKIP						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	11,700.00	SF		1.00	1.00	0.75	0.50	0.38	4,388							

REVIEW DATE 09/10/2025 BY TP Total Acres: 0.27 Total Land Value: 4,388 Market: 0 Agricultural: 0 Common: 4,388 PRINTED 11/17/2026 BY SYS