

COMM SE COR OF NE1/4 OF NE1/4, R
CONT W 1390.01 FT TO W R/W LAKE
RUN S 1414.32 FT FOR POB, RUN W

BOWDOIN JOHN MICHAEL
308 NW LAKE WILSON WAY
LAKE CITY, FL 32055

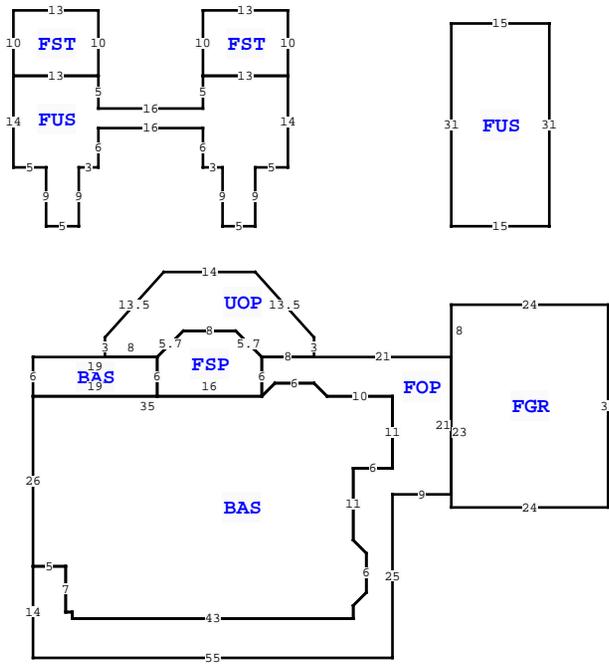
2026

30-3S-16-02398-223



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	114	100	
BAS	1,723	100	
FGR	744	55	
FOP	786	30	
FSP	144	40	
FST	130	55	
FST	130	55	
FUS	465	100	
FUS	502	100	
UOP	278	20	
TOTALS	5,016		3,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2007								
Heated Area: 2804						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	331,156		
TOTAL MARKET OB/XF VALUE	1,578		
TOTAL LAND VALUE - MARKET	120,200		
TOTAL MARKET VALUE	345,820		
SOH/AGL Deduction	118,786		
ASSESSED VALUE	227,034		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	175,623		
TOTAL JUST VALUE	452,934		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	451,898		
SALE:1:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051866	Roof Replacement	32,000	12/17/2024
30840	ADDN SFR	127	03/11/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0637	12/28/2006	WD	Q	I	06	162,000
GRANTOR: ROD BOWDOIN						
GRANTEE: JOHN MICHAEL BOWDOI						
1069/2320	12/27/2005	TD	Q	I	03	100
GRANTOR: DANIEL CRAPPS & ROD B						
GRANTEE: ROD BOWDOIN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0	0	0	785.00	UT	1.50
2	0120	CLFENCE	4	0	100	0	0	0	1.00	UT	0.00

BUILDING NOTES			
308 NW LAKE WILSON WAY, LAKE CITY			

BUILDING DIMENSIONS											
FOP= W21 UOP= N3 U10 L9 W14 L9 D10 S3 E8 U4 R4 E8 R4 D4 E8\$ W8 FSP= U4 L4 W8 L4 D4 BAS= W19 S6 E19 N6\$ S6 E16 N6\$ S6 R2 U2 E6 D2 R2 E10 S11 W6 S11 R2 D2 S6 D2 L2 S2 W43 N1 W1 N7W5 BAS= E5 S7 E1 S1 E43 N2 R2 U2 N6 U2 L2 N11 E6 N11 W10 U2 L2 W6 L2 D2 W35 S26\$ S14 E55 N25 E9 N21\$ FGR= N8 E24 S31 W24 N23\$ PTR= N20FUS= E15 N31 W15 S31\$ W30 FUS= N9 E5 N14 FST= N10 W13 S10 E13\$ W13 S5 W16 N5FST= N10 W13 S10 E13\$ W13 S14E5 S9 E5 N9 E3 N6 E16 S6 E3 S9E5 \$ E30 S20\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	280.00	280.00	3,086							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	110,200							