

NW DIV: BEG 99 FT W OF SE COR  
OF SE1/4 OF NW1/4, RUN W 230  
FT, N 385 FT, W 210 FT, N

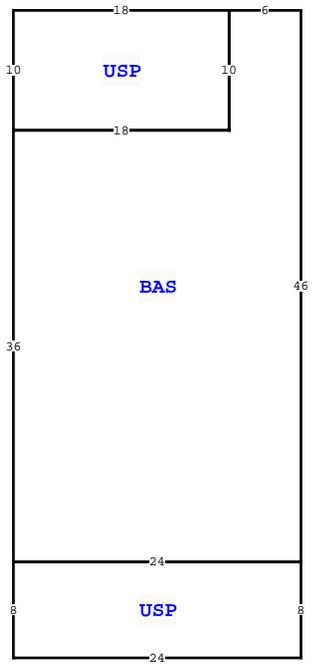
WILSON ETHEL  
453 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

**2026**

30-3S-17-11648-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
USP	180	35	
USP	192	35	
TOTALS	1,296		1,054

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,054	44.0640	50.23	52,942	1930	1930	10	0	0	35.00	55.00	
1 SINGLE FAM 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			29,118
TOTAL MARKET OB/XF VALUE			550
TOTAL LAND VALUE - MARKET			53,600
TOTAL MARKET VALUE			83,268
SOH/AGL Deduction			0
ASSESSED VALUE			83,268
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,268
TOTAL JUST VALUE			83,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0365/0109	7/13/1976	QC	Q	V	01	54
GRANTOR: PATRICIA DIANE WILSON						
GRANTEE: ETHEL WILSON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	1.00	UT	100.00	100.00	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	
3	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W6 USP= W18 S10 E18 N10\$ S10 W18 S36 USP= S8 E24 N8 W24\$ E24 N46\$.									

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	DPH 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	0			0.00	0.00	6.70	AC		1.00	1.00	1.00	8,000.00	8,000.00	53,600							