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**

## BUILDING CHARACTERISTICS

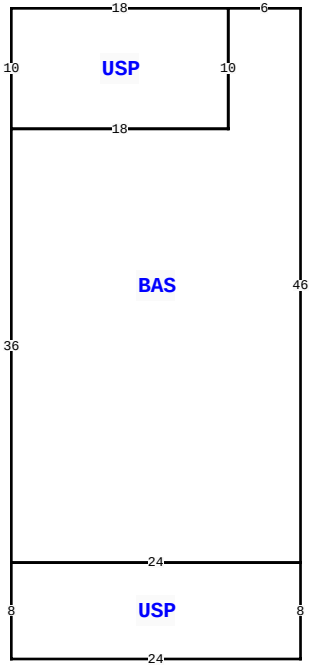
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 25,079 |
| USP | 180 | 35 | | 63 | 1,710 |
| USP | 192 | 35 | | 67 | 1,818 |
| TOTALS | 1,296 | | | 1,054 | 28,608 |

## 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 | 49.35 | 52,015 | 1930 | 1930 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 924 HX Base Yr




1077 NW ETHEL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 100.00 | 100.00 | 50 | 2004 | 2004 | 3 | 50 | 50 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 28,608 |
| TOTAL MARKET OB/XF VALUE | 550 |
| TOTAL LAND VALUE - MARKET | 53,600 |
| TOTAL MARKET VALUE | 82,758 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 82,758 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 82,758 |
| TOTAL JUST VALUE | 82,758 |
| 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

## 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 550

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

REVIEW DATE 11/16/2015 BY DF Total Acres: 6.70 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 06/22/2026 BY SYS