W1/2 OF LOT 5 RIDGEWOOD MANOR S/
764-193, DC 1092-1938

BONDS HELEN WILCOX/WILCOX JOHNNY EARL
161 SANDLIN AVE SW
LAKE CITY, FL 32025

2027

31-3S-17-06222-000

BUILDING CHARACTERISTICS

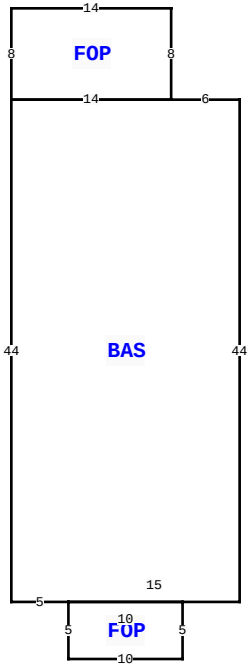
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	60,855
FOP	50	30		15	1,037
FOP	112	30		34	2,351
TOTALS	1,042			929	64,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	929	96.7200	106.39	98,836	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2007 Heated Area: 880 HX Base Yr 2007



161 SW SANDLIN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		64,243
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		14,438
TOTAL MARKET VALUE		82,521
SOH/AGL Deduction		16,516
ASSESSED VALUE		66,005
TOTAL EXEMPTION VALUE	HA HAB	24,744
BASE TAXABLE VALUE		41,261
TOTAL JUST VALUE		82,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= N8 W14 S8 E14$ W14 S44 E5 FOP= S5 E10 N5 W10$ E15 N44$.

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	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	240	
3	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0040	BARN,POLE	0	50	32	20	640.00	UT	2.50	2.50	100	1993	1993	3	100	1,600	
5	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	50		CG	110.00	150.00	16,500.00	SF		1.00	1.00	0.50	1.75	0.88	14,438							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.38 Total Land Value: 14,438 Market: 0 Agricultural: 0 Common: 14,438 PRINTED 11/17/2026 BY SYS