(AKA LOT 19 PINE ACRES UNREC): C
OF SE1/4, RUN E 248.36 FT, N 142
POB, CONT N 747.19 FT, WEST 588.

FLOYD DALSON WESLEY
177 SW BRITTANY GLN
LAKE CITY, FL 32024

2027

31-5S-16-03744-319

BUILDING CHARACTERISTICS

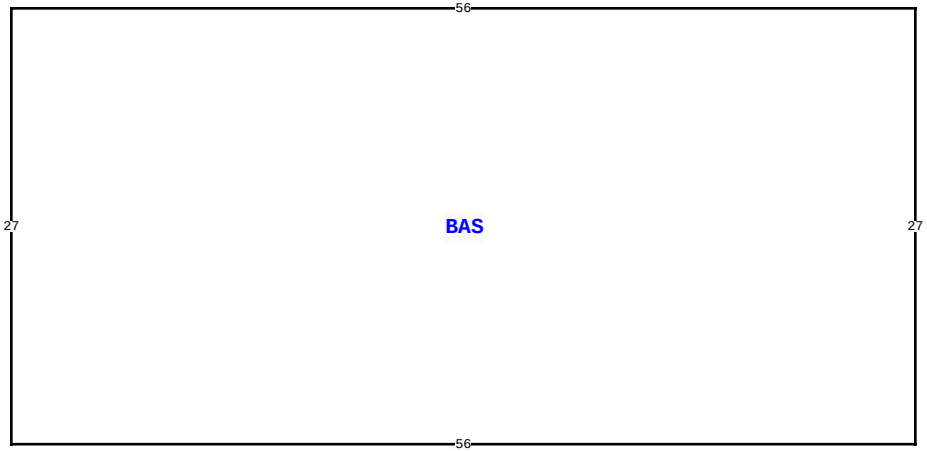
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	122,618
TOTALS	1,512			1,512	122,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	113.9000	91.12	137,773	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



177 SW BRITTANY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,618
TOTAL MARKET OB/XF VALUE		23,500
TOTAL LAND VALUE - MARKET		110,990
TOTAL MARKET VALUE		222,270
SOH/AGL Deduction		108,818
ASSESSED VALUE		113,452
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,041
TOTAL JUST VALUE		257,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37488	M H	810	11/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2143	2/20/2026	WD	Q	I	01	294,000
GRANTOR: ALLRED THOMAS SR						
GRANTEE: FLOYD DALSON WESLEY						
1432/835	3/05/2021	WD	Q	I	01	179,900
GRANTOR: BURNS EMMETT EARL JR						
GRANTEE: ALLRED THOMAS SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 23,500

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	0200	C	MBL HM	100		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	11,000.00	11,000.00	75,240							
2	6200	A	PASTURE 3	100					1.25	AC		1.00	1.00	1.00	280.00	280.00	350							
3	5600	A	TIMBER 3	100					2.00	AC		1.00	1.00	1.00	281.00	281.00	562							
4	9910	M	MKT.VAL.AG	100					3.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	35,750							

REVIEW DATE 05/29/2026 BY TP Total Acres: 10.09 Total Land Value: 76,152 Market: 35,750 Agricultural: 912 Common: 75,240 PRINTED 11/17/2026 BY SYS