

(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

2026

31-5S-16-03744-319



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	1,512	100	
TOTALS	1,512		124,152

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2022									
				Heated Area: 1512				HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/06/2026 MLU 06/02/2022 SPF												

177 SW BRITTANY GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,152
TOTAL MARKET OB/XF VALUE			23,500
TOTAL LAND VALUE - MARKET			110,990
TOTAL MARKET VALUE			223,804
SOH/AGL Deduction			113,630
ASSESSED VALUE			110,174
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			58,763
TOTAL JUST VALUE			258,642
NCON VALUE			13,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,304

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\$.	

L N	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	
TOTAL OB/XF 23,500																	

LAND DESCRIPTION										TOTAL OB/XF										23,500					
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	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								