

(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 | | 154,807 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 2 | 100% - 2022 | | | | | | | | |
| Heated Area: 1512 | | | | | | HX Base Yr 2022 | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div> | | | | | | | | | | | |
| 177 SW BRITTANY GLN, LAKE CITY | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/06/2026 | | MLU | | | | | |
| XF DATE | | LAND DATE | | 06/02/2022 | | SPF | | | | | |
| INC DATE | | AG DATE | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 154,807 |
| TOTAL MARKET OB/XF VALUE | | | 23,300 |
| TOTAL LAND VALUE - MARKET | | | 110,990 |
| TOTAL MARKET VALUE | | | 254,259 |
| SOH/AGL Deduction | | | 146,085 |
| ASSESSED VALUE | | | 108,174 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 56,763 |
| TOTAL JUST VALUE | | | 289,097 |
| NCON VALUE | | | 11,000 |
| 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 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,800 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 2,500 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | UT | 9,000.00 | 9,000.00 | 100 | 2026 | 2025 | | 100 | 9,000 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | UT | 2,000.00 | 2,000.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |
| TOTAL OB/XF 23,300 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 23,300 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | | | | | |