S 330 FT OF SE1/4 OF NW1/4 EX 30
660 FT E & W IN SE COR.

PITTMAN SUSAN/BOEMIG TRACY
354 SW WALLIN GLN
LAKE CITY, FL 32024

2027

32-3S-16-02423-000

BUILDING CHARACTERISTICS

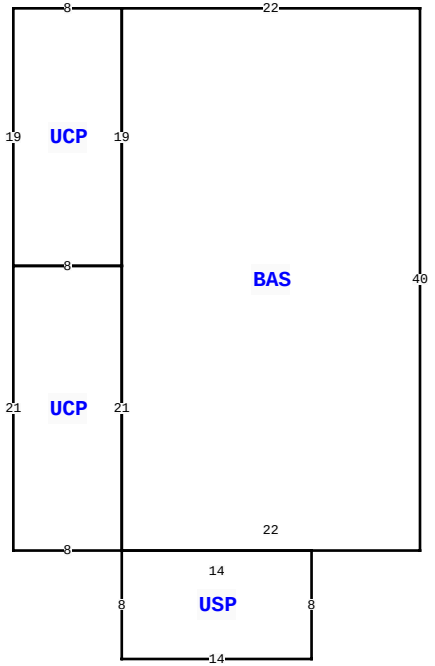
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	56,342
UCP	152	20		30	1,921
UCP	168	20		34	2,177
USP	112	35		39	2,497
TOTALS	1,312			983	62,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	983	89.5440	98.50	96,826	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 880 HX Base Yr



354 SW WALLIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0040	BARN,POLE	0	0	18	24	432.00	UT	1.50	1.50	100	2001	2001	3	100	648	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,385
TOTAL MARKET OB/XF VALUE	2,648
TOTAL LAND VALUE - MARKET	65,400
TOTAL MARKET VALUE	273,433
SOH/AGL Deduction	0
ASSESSED VALUE	273,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,433
TOTAL JUST VALUE	273,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9417	PUMP/UTPOL	30	03/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1917	9/10/2022	QC	U	I	11	100
GRANTOR: WALLIN DANNY						
GRANTEE: PITTMAN SUSAN						
1250/1754	3/01/2013	LE	U	I	11	100
GRANTOR: BILLY H WALLIN (UNREM						
GRANTEE: SUSAN PITTMAN, TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UCP= W8 S19 E8 N19$ S19 UCP= W8 S21E8 N21$ S21 USP= S8 E14 N8 W14$ E22 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,648

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		A-1	0.00	0.00	4.45	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,400							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 5.45 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 11/17/2026 BY SYS

S 330 FT OF SE1/4 OF NW1/4 EX 30
660 FT E & W IN SE COR.

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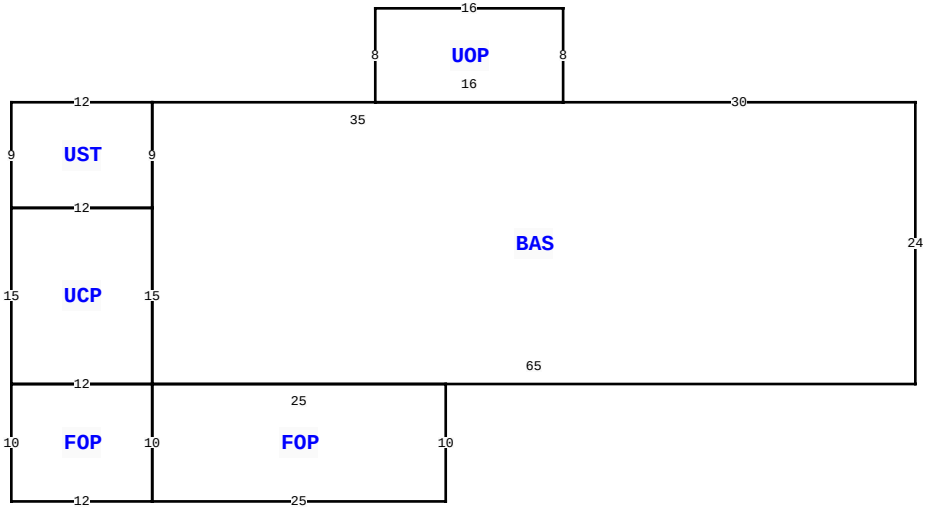
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Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	124,702
FOP	120	30		36	2,878
FOP	250	30		75	5,996
UCP	180	20		36	2,878
UOP	128	20		26	2,078
UST	108	45		49	3,917
TOTALS	2,346			1,782	142,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	111.8000	122.98	219,150	1993	1993	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 1560 HX Base Yr



354 SW WALLIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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1250/1754	3/01/2013	LE	U	I	11	100
GRANTOR: BILLY H WALLIN (UNREM						
GRANTEE: SUSAN PITTMAN, TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N8 W16 S8 E16$ W35 UST= W12 S9 E12 N9 $ S9 UCP= W12 S15 E12 N15$ S15 FOP= W12 S10 E12 N10$ FOP= S10 E25 N10 W25$ E65 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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