

LOT 6 KAL-WAY S/D UNIT 1: COMM 1
OF SEC WHICH IS E R/W OF A CO RD
FT, E 165 FT FOR POB, RUN E 165

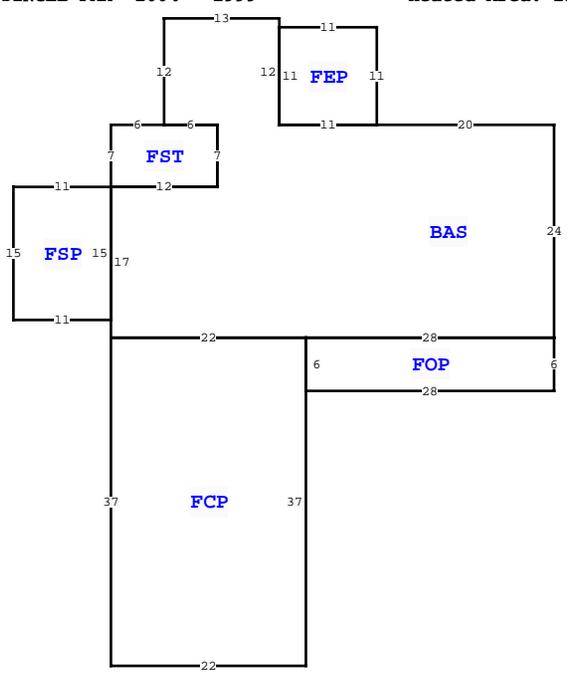
WIGGINS THOMAS B
149 SW NEIGHBORS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-006
32-3S-16-02430-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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
Architectural	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	01
NEIGHBORHOOD/LOC	32316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,272	100	
FCP	814	25	
FEP	121	80	
FOP	168	30	
FSP	165	40	
FST	84	55	
TOTALS	2,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,735	119.5000	136.23	236,359	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 1999 Heated Area: 1272 HX Base Yr 1999											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			153,633	
TOTAL MARKET OB/XF VALUE			30,495	
TOTAL LAND VALUE - MARKET			23,000	
TOTAL MARKET VALUE			207,128	
SOH/AGL Deduction			77,080	
ASSESSED VALUE			130,048	
TOTAL EXEMPTION VALUE	HX HB VX		56,411	
BASE TAXABLE VALUE			73,637	
TOTAL JUST VALUE			207,128	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			201,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0870/2272	12/09/1998	WD	Q	I		65,900
GRANTOR: BROWN						
GRANTEE: WIGGINS						
0478/0022	11/01/1981	WD	Q	I		31,700
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
3	0060	CARPORT F	0	100	12	24	288.00	UT	5.00	5.00	100
4	0060	CARPORT F	0	100	25	35	875.00	UT	7.00	7.00	100
5	0166	CONC, PAVMT	0	100	0	0	472.00	UT	2.50	2.50	100
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
8	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												30,495												
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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FEP= N11 W11 S11 E11\$ W11 N12 W13 S12 FST= W6 S7 E12 N7 W6\$ E6 S7 W12 FSP= W11 S15 E11 N15\$ S17 FCP= S37 E22 N37 W22\$ E22 FOP= S6 E28 N6 W28\$ E28 N24\$.	