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

2027

32-3S-16-02430-006

BUILDING CHARACTERISTICS

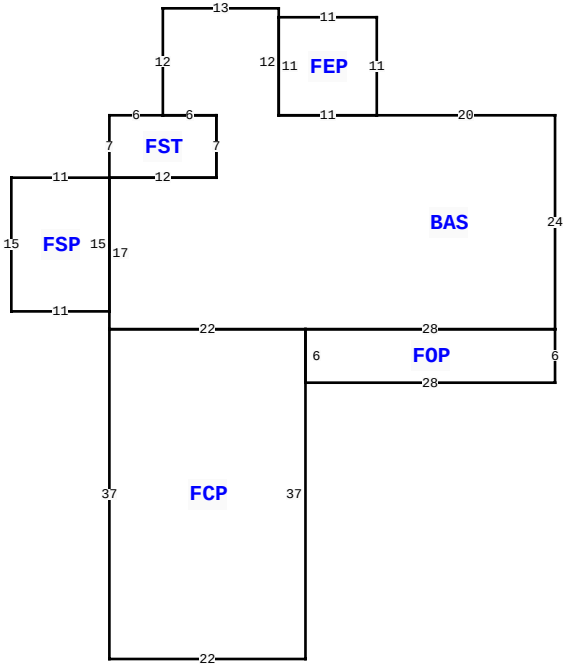
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	108,683
FCP	814	25		204	17,430
FEP	121	80		97	8,288
FOP	168	30		50	4,272
FSP	165	40		66	5,639
FST	84	55		46	3,931
TOTALS	2,624			1,735	148,243

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	131.45	228,066	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1272 HX Base Yr 1999



149 SW NEIGHBORS GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,243
TOTAL MARKET OB/XF VALUE		30,495
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		201,738
SOH/AGL Deduction		67,789
ASSESSED VALUE		133,949
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		77,538
TOTAL JUST VALUE		201,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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:						

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$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0060	CARPORT F	0	100	12	24	288.00	UT	5.00	5.00	100	2006	2006	3	100	1,440	
4	0060	CARPORT F	0	100	25	35	875.00	UT	7.00	7.00	100	2006	2006	3	100	6,125	
5	0166	CONC,PAVMT	0	100	0	0	472.00	UT	2.50	2.50	100	2006	2006	3	100	1,180	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
8	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 30,495

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS