COMM NE COR OF S1/2 OF NE1/4 OF
FT FOR POB, RUN W 92 FT, S 210 F
210 FT TO POB EX 0.009 AC FOR RD

WILDS ISABELLA ESTATE
JOHNNIE WILDS AS PR OF EST, 272 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2026

33-3S-17-06460-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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 07

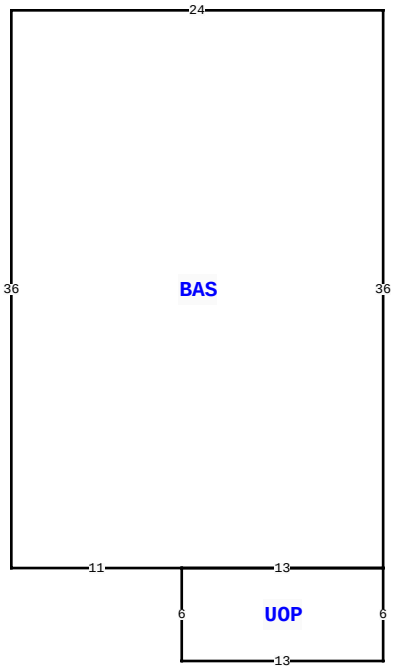
NEIGHBORHOOD/LOC 33317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	59,780
UOP	78	20		16	1,107
TOTALS	942			880	60,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	880	112.3200	125.80	110,704	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



1290 NE MASSIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,887
TOTAL MARKET OB/XF VALUE	825
TOTAL LAND VALUE - MARKET	7,117
TOTAL MARKET VALUE	68,829
SOH/AGL Deduction	0
ASSESSED VALUE	68,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,829
TOTAL JUST VALUE	68,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E11 UOP= S6 E13N6 W13$ E13 N36$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	75	1993	1993	3	75	225	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 825

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		RSF/MH	86.00	200.00	17,150.00	SF		1.00	1.00	0.83	0.50	0.42	7,117							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.39 Total Land Value: 7,117 Market: 0 Agricultural: 0 Common: 7,117 PRINTED 06/23/2026 BY SYS