W1/2 OF LOT 1 EX W 10 FT BLOCK 2
S/D.

WILSON JOHN GARY
1291 SE BAYA DR
LAKE CITY, FL 32025

2027

33-3S-17-06697-000

BUILDING CHARACTERISTICS

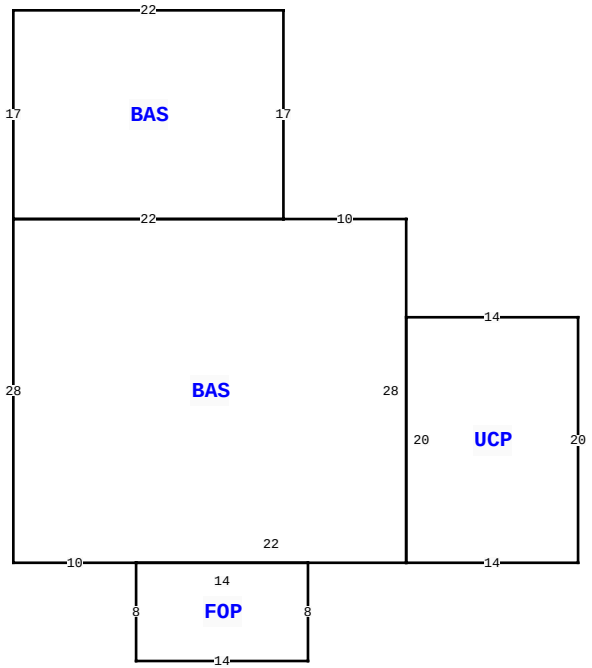
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	374	100		374	11,695
BAS	896	100		896	28,018
FOP	112	30		34	1,063
UCP	280	20		56	1,751
TOTALS	1,662			1,360	42,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,360	81.2250	62.54	85,054	1962	1962	10	0	0	40.00	50.00

1 SFR RENTAL 0% - 2026 Heated Area: 1270 HX Base Yr



1348 SE LANVALE 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	42,527
TOTAL MARKET OB/XF VALUE	4,048
TOTAL LAND VALUE - MARKET	7,266
TOTAL MARKET VALUE	53,841
SOH/AGL Deduction	0
ASSESSED VALUE	53,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,841
TOTAL JUST VALUE	53,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1507	1/27/2026	WD	U	I	37	130,000
GRANTOR: MIZELL JUDY GAIL						
GRANTEE: WILSON JOHN GARY						
1486/2585	3/14/2023	LE	U	I	14	100
GRANTOR: JARRARD NELDA FAYE (E						
GRANTEE: MIZELL JUDY GAIL (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N17 W22 S17 E22$ W22 S28 E10 FOP= S8 E14 N8 W14$ E22 UCP= E14 N20 W14 S20$ N28$.

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	0.00	0.00	100	2004	2004	3	100	600	
2	0294	SHED WOOD/	0	0	16	12	192.00	UT	7.50	7.50	60	2004	2004	3	60	864	
3	0252	LEAN-TO W/	0	0	7	12	84.00	UT	2.00	2.00	100	2004	2004	3	100	168	
4	0252	LEAN-TO W/	0	0	16	8	128.00	UT	2.00	2.00	100	2004	2004	3	100	256	
5	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	60	2004	2004	3	60	1,440	
6	0040	BARN,POLE	0	0	16	30	480.00	UT	2.50	2.50	60	2004	2004	3	60	720	

LAND DESCRIPTION

TOTAL OB/XF 4,048

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	95.00	210.00	0.46	AC		1.00	1.00	1.00	15,900.00	15,900.00	7,266							

REVIEW DATE 04/30/2026 BY TP Total Acres: 0.46 Total Land Value: 7,266 Market: 0 Agricultural: 0 Common: 7,266 PRINTED 11/17/2026 BY SYS