

COMM NE COR LOT 1 BLOCK 3 MELROS
W 70 FT FOR POB, RUN S 110 FT, W
FT, E 70 FT TO POB.

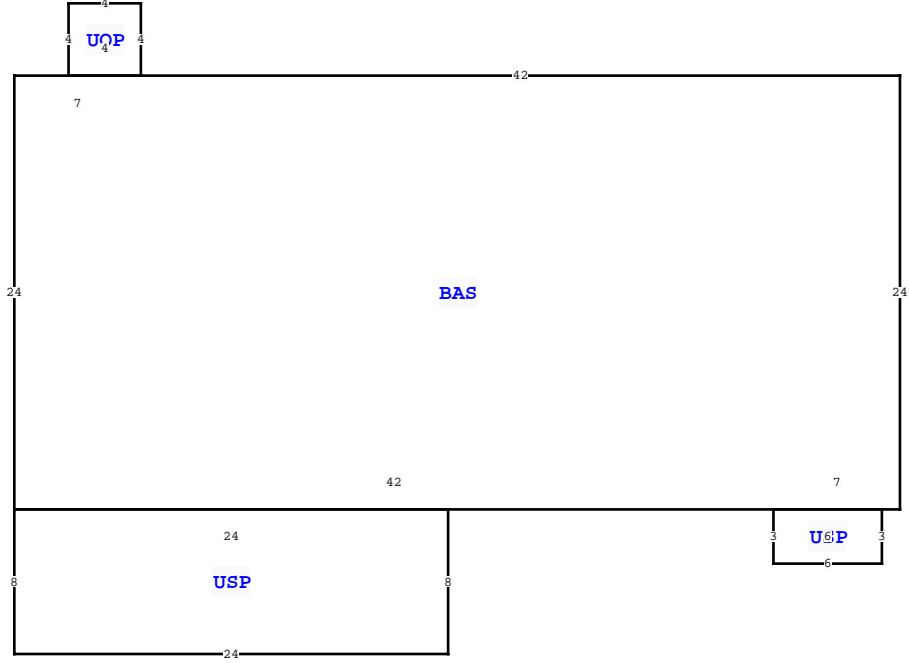
WILSON JOHN G
1291 SE BAYA DR
LAKE CITY, FL 32025

2026

33-3S-17-06707-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	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	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
BAS	1,176	100	
UOP	16	20	
USP	18	35	
USP	192	35	
TOTALS	1,402		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024	82.46	103,240	1955	1955	10	0	35.00	55.00
			Heated Area: 1176			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			56,782
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			2,939
TOTAL MARKET VALUE			60,021
SOH/AGL Deduction			0
ASSESSED VALUE			60,021
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,021
TOTAL JUST VALUE			60,021
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055761	Roof Replacement	6,800	05/29/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/378	4/17/2026	WD	Q	I	01	40,000
GRANTOR: HARRIS GARY W						
GRANTEE: WILSON JOHN G						
1507/2119	4/24/2023	WD	U	I	11	100
GRANTOR: HARRIS DONALD W						
GRANTEE: HARRIS GARY W						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0120	CLFENCE 4	0	0	0	0		0.00	100	1993	1993

TOTAL OB/XF												300			
L N	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		0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF/MH	70.00	110.00	0.18	AC	

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
0.18	AC		1.00	1.00	1.00	16,700.00	16,700.00	2,939							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 UOP= N4 W4 S4 E4\$ W7 S24 USP= S8 E24 N8 W24\$ E42 USP= S3 E6 N3 W6\$ E7 N24\$.											