LOTS 25 & 26 BLOCK B BELLAIRE S/
552-1, 769-88, 817-69,

WILSON ERIC C
503 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2027

34-3S-17-06991-001

BUILDING CHARACTERISTICS

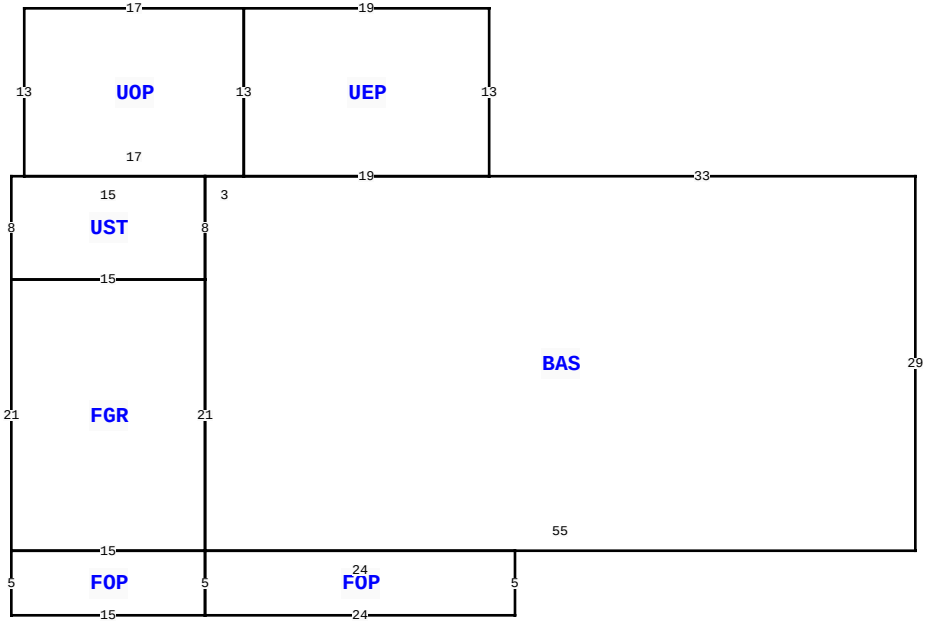
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	134,954
FGR	315	55		173	14,637
FOP	75	30		22	1,862
FOP	120	30		36	3,046
UEP	247	60		148	12,522
UOP	221	20		44	3,723
UST	120	45		54	4,569
TOTALS	2,693			2,072	175,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,072	118.3400	130.17	269,712	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1595 HX Base Yr 2019



503 SE LLEWELLYN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	175,313
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	218,463
SOH/AGL Deduction	76,260
ASSESSED VALUE	142,203
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,792
TOTAL JUST VALUE	218,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0378	9/27/2017	QC	U	I	11	100
GRANTOR: JOHN G & PATRICIA WIL						
GRANTEE: ERIC C WILSON						
1242/1227	10/02/2012	QC	U	I	11	100
GRANTOR: MAGS LLC						
GRANTEE: JOHN G & PATRICIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UEP= N13 W19 S13 E19$ W19 UOP= N13 W17 S13 E17$ W3 UST= W15 S8 E15 N8$ S8 FGR= W15 S21 FOP= S5 E15 N5 W15$ E15 N21 $ S21 FOP= S5 E24 N5 W24$ E55 N29$.

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	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0294	SHED WOOD/	0	100	22	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,150	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							

REVIEW DATE 01/27/2017 BY DF Total Acres: 0.52 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/17/2026 BY SYS