

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

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

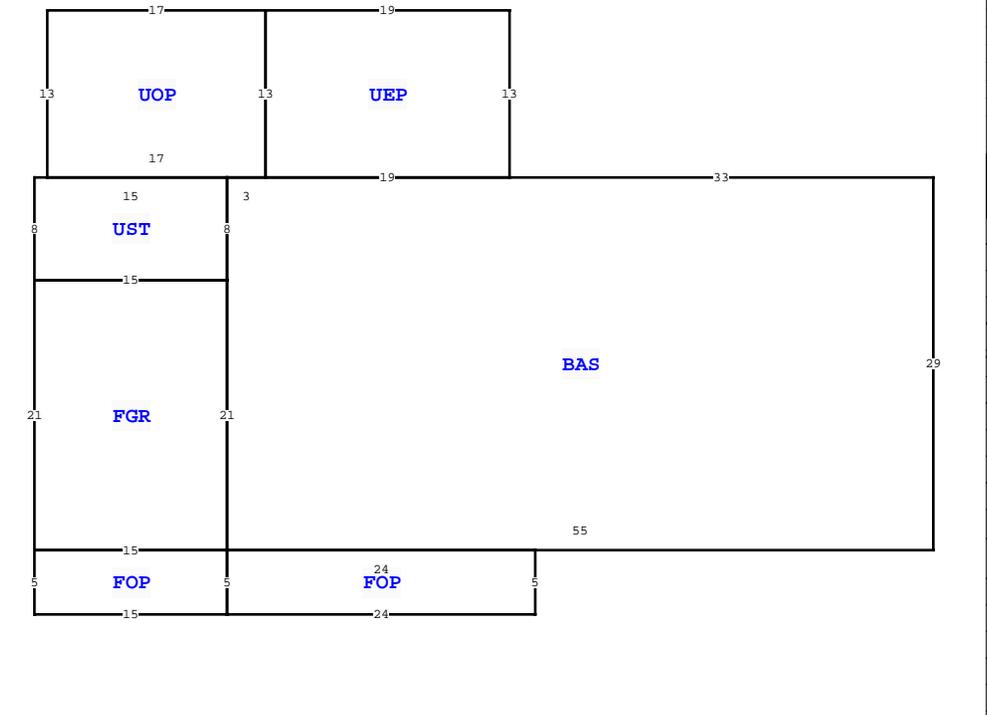
2026

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2019	Heated Area: 1595			HX Base Yr 2019				



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	139,868
FGR	315	55		173	15,170
FOP	75	30		22	1,929
FOP	120	30		36	3,157
UEP	247	60		148	12,979
UOP	221	20		44	3,858
UST	120	45		54	4,735
TOTALS	2,693			2,072	181,697

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			181,697
TOTAL MARKET OB/XF VALUE			2,650
TOTAL LAND VALUE - MARKET			40,500
TOTAL MARKET VALUE			224,847
SOH/AGL Deduction			86,786
ASSESSED VALUE			138,061
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,650
TOTAL JUST VALUE			224,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,455

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						

503 SE LLEWELLYN AVE, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/14/2026 MLU

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	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	

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\$.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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
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							