

LOT 2 EASTSIDE VILLAGE UNIT 4.  
772-1508, PB 1197-441, DC 1202-1

WALLACE WILLIAM W  
193 SE TRISTIN LN  
LAKE CITY, FL 32025

**2026**

34-3S-17-07018-402  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,087	100	
FEP	60	80	
FGR	300	55	
FOP	50	30	
FOP	144	30	
TOTALS	1,641		

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%	2015								
Heated Area: 1087						HX Base Yr 2015					

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	119,545		
TOTAL MARKET OB/XF VALUE	495		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	142,540		
SOH/AGL Deduction	67,217		
ASSESSED VALUE	75,323		
TOTAL EXEMPTION VALUE	75,323	HX HB SX WR	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	142,540		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	144,660		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043822	Roof Replacement	10,000	03/02/2022
6979	ADDN SFR	27,000	03/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1286	8/17/2020	LE	U	I	14	100

GRANTOR: WILLIAM W WALLACE (EN)  
GRANTEE: GREG & DEBORAH WALL  
1285/0187 11/19/2014 WD Q I 01 89,900  
GRANTOR: DAVID & BARBARA SIGER  
GRANTEE: WILLIAM W WALLACE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	330.00	UT	1.50	1.50	100	0

TOTAL OB/XF											
495											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	330.00	UT	1.50	1.50	100	0

BUILDING NOTES											
GRANTOR: WILLIAM W WALLACE (EN) GRANTEE: GREG & DEBORAH WALL 1285/0187 11/19/2014 WD Q I 01 89,900 GRANTOR: DAVID & BARBARA SIGER GRANTEE: WILLIAM W WALLACE											

BUILDING DIMENSIONS											
BAS= W21 S37 E19 FOP= S5 E10N5 W10\$ E12 FGR= E12 N25 W12 S25\$N25 FOP= E12N12 W12 S12\$ N6 FEP= N6 W10 S6 E10\$ W10 N6\$.											

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	100		RSF-2	0.00	0.00	1.00	LT	1.00