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

2027

34-3S-17-07018-402

BUILDING CHARACTERISTICS

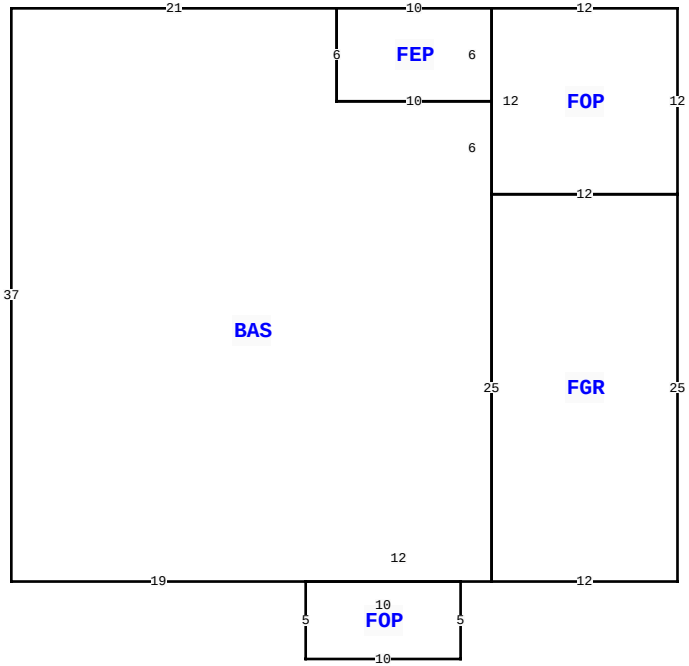
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100		1,087	93,978
FEP	60	80		48	4,150
FGR	300	55		165	14,265
FOP	50	30		15	1,297
FOP	144	30		43	3,718
TOTALS	1,641			1,358	117,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	113.3000	124.63	169,248	1993	2000	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 2027 Heated Area: 1087 HX Base Yr



193 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	330.00	UT	1.50	1.50	100	0	0	3	100	495	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,407
TOTAL MARKET OB/XF VALUE	495
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	140,402
SOH/AGL Deduction	0
ASSESSED VALUE	140,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,402
TOTAL JUST VALUE	140,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,540

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						

BUILDING NOTES

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

TOTAL OB/XF 495

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS