COMM NW COR OF SW1/4 OF NW1/4,
RUN E 31.70 FT TO NE'LY R/W
I-75, RUN SE ALONG R/W 1251.55

WOLKING PAUL
414 NW KNIGHTS AVE
LAKE CITY, FL 32055

**2027**

**35-3S-16-02522-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 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 | | 3 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

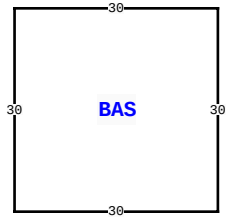
NEIGHBORHOOD/LOC 35316.00 1.00/

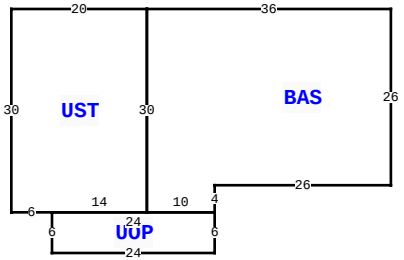
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 900 | 100 | | 900 | 34,474 |
| BAS | 976 | 100 | | 976 | 37,385 |
| UOP | 144 | 20 | | 29 | 1,111 |
| UST | 600 | 45 | | 270 | 10,342 |
| TOTALS | 2,620 | | | 2,175 | 83,311 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,175 | 99.4896 | 109.44 | 238,032 | 1976 | 1976 | 0 | 0 | 30 | 35.00 | 35.00 |

2 SINGLE FAM 100% - 2026 Heated Area: 1876 HX Base Yr 2026




414 NW KNIGHTS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 83,311 |
| TOTAL MARKET OB/XF VALUE | 7,874 |
| TOTAL LAND VALUE - MARKET | 8,395 |
| TOTAL MARKET VALUE | 99,580 |
| SOH/AGL Deduction | 17,558 |
| ASSESSED VALUE | 82,022 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 30,611 |
| TOTAL JUST VALUE | 99,580 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 101,095 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1045/0411 | 4/28/2005 | WD | Q | I | | 52,000 |
| GRANTOR: DAMYANTI G & GHANSHYA | | | | | | |
| GRANTEE: PAUL WOLKING | | | | | | |
| 0845/1386 | 9/11/1997 | WD | Q | I | | 40,000 |
| GRANTOR: INTERSTATE INN OF I-7 | | | | | | |
| GRANTEE: DAMYANTI PATEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 UST= W20 S30 E6 UOP= S6 E24 N6 W24$ E14 N30 $ S30
E10 N4 E26 N26$ PTR=N30 BAS= N30 W30 S30 E30$ S30$ .

## 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 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 20 | 1993 | 1993 | 3 | 20 | 100 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 200.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 1,300 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 32 | 384.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 4,224 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,874

| 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 | | 00 | 0.00 | 0.00 | 7,462.00 | SF | | 1.00 | 1.00 | 0.50 | 2.25 | 1.13 | 8,395 | | | | | | | |

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.17 Total Land Value: 8,395 Market: 0 Agricultural: 0 Common: 8,395 PRINTED 11/17/2026 BY SYS