

LOT 3 BLOCK A SOUTHWOOD ACRES  
S/D UNIT 1.  
476-284, DC 1379-2326, LE 1381

WILSON DIANE ELAINE  
217 SW SUNNYDALE GLN  
LAKE CITY, FL 32024

**2026**

36-4S-16-03346-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,107	100	
FGR	552	55	
FOP	66	30	
FOP	246	30	
FUS	1,287	100	
TOTALS	3,258		

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%	- 0	121.87	340,261	1970	1970	0	0	35.00	65.00
Heated Area: 2394 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/07/2025	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		221,170	
TOTAL MARKET OB/XF VALUE		770	
TOTAL LAND VALUE - MARKET		45,540	
TOTAL MARKET VALUE		267,480	
SOH/AGL Deduction		123,324	
ASSESSED VALUE		144,156	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		92,745	
TOTAL JUST VALUE		267,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2586	3/20/2019	LE U	I	14		100
GRANTOR: DIANE ELAINE WILSON (						
GRANTEE: TERESA MARIE WILSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S27 FOP= E41 S6 W41N6\$E41 N12 FGR= E24 N23 W24 S23\$ N15\$ PTR=N20 FUS= W15 FOP= N6 W11 S6 E11\$ N6 W11 S6W15 N33 E41 S33\$ S20\$.	

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	0	1.00	UT	0.00	100	0
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2009
TOTAL OB/XF 770											

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		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							