S DIV: LOT 1 BLOCK 4 WOODLAND GR

735-208, 846-572,

WILSON BRYAN A/WILSON JAYNE
1082 SE VIOLET PL
LAKE CITY, FL 32025

2023

00-00-00-13569-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

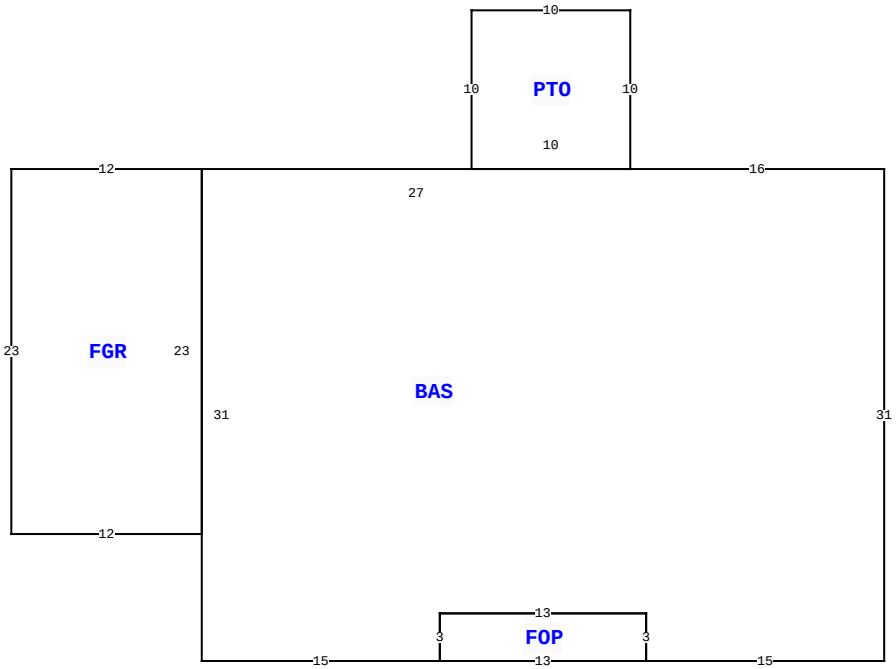
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1,294	98,075
FGR	276	55	152	11,520
FOP	39	30	12	909
PTO	100	5	5	379
TOTALS	1,709		1,463	110,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	115.7310	111.10	162,539	1991	1991	0	0	0	31.78	68.22

1 SINGLE FAM – 100% - 1998 Heated Area: 1294 HX Base Yr 1998



1082 SE VIOLET PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		110,884
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		131,224
SOH/AGL Deduction		46,546
ASSESSED VALUE		84,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,678
TOTAL JUST VALUE		131,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

LAND:1:1: 0.20 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
659	MAINT/ALTR	0	07/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/0572	9/23/1997	WD	Q	I		63,500

GRANTOR: EAGLE

GRANTEE: WILSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W27 FGR= W12 S23 E12 N23$ S31 E15 FOP= E13 N3 W13S3$ N3 E13 S3 E15 N31$.

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	100	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,840

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		*RSF-2	105.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/14/2016 BY DFRP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/19/2023 BY SYS