

BEG NE COR OF SE1/4 OF NE1/4,
RUN S 568.12 FT, S 41 DEG W
632.16 FT TO E'LY R/W OF AN

SPT WAH WINDSONG I LLC/C/O RYAN LLC
200 E BROWARD BLVD, SUITE 141
FT LAUDERDALE, FL 33301

2025

02-4S-16-02712-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	2.	2. 100
Units	16	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC					
2416.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	66,619
BAS	1,311	100		1,311	66,619
BAS	2,622	100		2,622	133,238
CAN	504	30		151	7,673
CAN	504	30		151	7,673
CAN	504	30		151	7,673
CAN	504	30		151	7,673
FUS	1,311	100		1,311	66,619
FUS	1,311	100		1,311	66,619
FUS	2,622	100		2,622	133,238
TOTALS	12,504			11,092	563,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	151,873.00	UT	1.10	1.10	
2	0120	CLFENCE 4	0	0	0	0	312.00	UT	3.50	3.50	
3	0160	CLFENCE 10	0	0	0	0	248.00	UT	8.50	8.50	
4	0164	CONC BIN	0	0	14	29	406.00	UT	8.50	8.50	
5	0166	CONC, PAVMT	0	0	0	0	25,173.00	UT	2.00	2.00	
6	0270	POOL COMM	0	0	0	0	1,433.00	UT	35.00	35.00	
7	0166	CONC, PAVMT	0	0	0	0	2,314.00	UT	2.00	2.00	
8	0253	LIGHTING	0	0	0	0	21.00	UT	800.00	800.00	
9	0295	SPKLR SYS	0	0	0	0	173,855.00	UT	1.50	1.50	
10	0140	CLFENCE 6	0	0	0	0	810.00	UT	6.50	6.50	

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	0300	C	MULTI-FAM	0		*RMF-2	0.00	0.00	12.00	AC	1.00
2	9601	C	RETENTION AR	0			0.00	0.00	0.95	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	11,092	100.6830	72.49	804,059	2001	2001	0	0	0 29.90	70.10
1 M/FAM ROW 0% - 0 Heated Area: 10488 HX Base Yr											

2580 SW WINDSONG CIR, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/23/2021 MLU					

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 11			1
VALUATION SUMMARY		RECONCILE	
VALUATION BY		Tax Group: 1	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		4,299,900	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		4,300,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,300,000	
TOTAL EXEMPTION VALUE		84	
BASE TAXABLE VALUE		382,222	
TOTAL JUST VALUE		4,300,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-257	REROOF-ASP SHINGL		11/27/2023
18213	POOL	200	04/26/2001
17740	MULTIFAM	2,624	12/13/2000
17899	MULTIFAM	440	02/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1313/1549	3/03/2016	WD U	I	11		100	
GRANTOR: TWC SIXTY-SIX LTD							
GRANTEE: SPT WAH WINDSONG I							
1304/1619	11/17/2015	WD Q	I	01		5,316,400	
GRANTOR: TWC SIXTY-SIX LTD							
GRANTEE: SPT WAH WINDSONG I							

BUILDING NOTES											
BAS= W15 N4 W12 CAN= N5 W8 S5 BAS= W12 S4 W30 N4 W12 CAN= N5 W8 S5 BAS= W12 S4 W15 S45 E15 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E30 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E15 N45\$ PTR= N40 FUS= N45 W15 N4 W12 CAN= N5 W8 S5 FUS= W12 S4 W30 N4 W12 CAN= N5 W8 S5 FUS= W12 S4 W15 S45 E15 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E30 S4 E12 N53\$ S58 E8 N58\$ S53 E12 N4 E15\$ S40\$.											

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