

RANGEL KARLA
1337 LAKE WHITNEY DR
WINDERMERE, FL 33411

02-4S-17-07479-104

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION
Exterior Wall 27 PREFIN MTL 100
Roof Structur 10 STEEL FRME 100
Roof Cover 14 PREFIN MT 100
Interior Wall 01 MINIMUM 100
Interior Floo 03 CONC FINSH 100
Ceiling 03 PART.FIN. 100
Air Condition 01 NONE 100
Heating Type 01 NONE 100
Plumbing Frame 05 4 100
Story Height 16 100

RMS Stories Units 1. 0 100
 1. 100
 0 100
Condition Adj 03 03 100

Quality 06 06
DOR CODE 4800 WAREHOUSE/DISTRB
MAP NUM MKT AREA 06
NEIGHBORHOOD/LOC 2417.0100 1.00/
AREA TYPE TOTAL GROSS PCT OF YEAR TOT ADJ SUBAREA MARKET VALUE
 AREA BASE YEAR ADJUSTED MARKET VALUE
BAS 1,000 100 1,000 35,802
BAS 2,500 100 2,500 89,505
CAN 840 30 252 9,022
CLP 250 60 150 5,371
GOF 1,500 185 2,775 99,350

TOTALS 6,090 6,677 239,050

MARKET ADJUSTMENTS

TYP MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
8700 06 6,677 157.0348 59.67 398,417 1997 1997 0 0 40.00 60.00
1 PREF M B A 0% - 2025 Heated Area: 5000 HX Base Yr

BAS CLP CAN GOF
336 SE NEWELL DR, LAKE CITY
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE
TOTAL OB/XF 16,840

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VALUATION SUMMARY
VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE 239,050
TOTAL MARKET OB/XF VALUE 16,840
TOTAL LAND VALUE - MARKET 26,520
TOTAL MARKET VALUE 282,410
SOH/AGL Deduction 0
ASSESSED VALUE 282,410
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 282,410
TOTAL JUST VALUE 282,410
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 294,363
SALE:1:1: 2.08 AC

PERMIT NUMBER DESCRIPTION AMT ISSUED
000054006 Generator 09/08/2025
000046358 Communications To 24,000 01/31/2023
20719 REMODEL 75 05/19/2003

SALES DATA
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE
1509/2584 3/04/2024 WD U I 30 410,000
GRANTOR:L JOY USA LLC
GRANTEE:RANGEL KARLA
1170/1370 4/01/2009 WD Q I 01 160,000
GRANTOR:VICTORIA S SCHILLER
GRANTEE:L JOY USA LLC
BUILDING NOTES
BUILDING DIMENSIONS
BAS= W20 GOF= W30 BAS= W50 S50 CLP= S5 E50 N5 W50\$ E50 N50\$
S50 E30 N50\$ S50 E20 N50\$ CAN= S50 W50 S5 W50 S3 E105 N58 W5\$.

LAND DESCRIPTION TOTAL OB/XF 16,840
LN USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTILITY D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
1 4800 C WAREHOUSE 0 A-1 0.00 0.00 1.08 AC 1.00 1.00 1.00 14,000.00 14,000.00 15,120
2 9105 C TOWER SITE 0 0.00 0.00 1.00 AC 1.00 1.00 1.00 11,400.00 11,400.00 11,400

REVIEW DATE 04/15/2024 BY TP Total Acres: 2.08 Total Land Value: 26,520 Market: 0 Agricultural: 0 Common: 26,520 PRINTED 11/04/2025 BY SYS