LOT 2 SUZANNE S/D UNIT 2.
ORB 504-869, 961-861, SWD 1126-2

WINDHAM LINDA L
309 NW WINDALL LN
LAKE CITY, FL 32055

2025

03-4S-17-07570-036

BUILDING CHARACTERISTICS

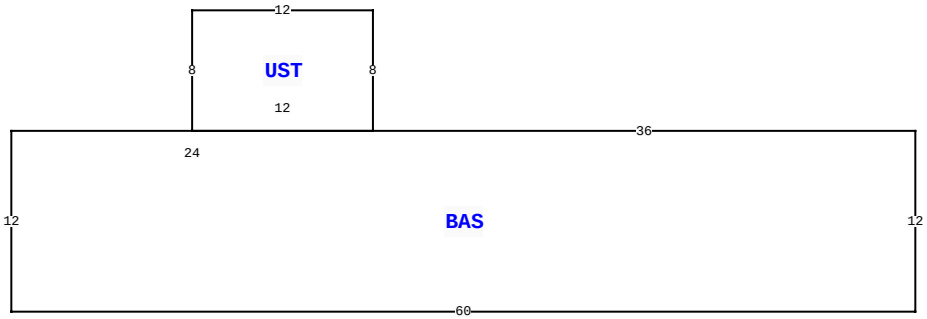
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	12,010
UST	96	45		43	717
TOTALS	816			763	12,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	763	83.6100	47.66	36,365	1980	1982	0	0	0	65.00	35.00

1 MOBILE HME – 0% - 0 Heated Area: 720 HX Base Yr



214 SE RACHEL WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,728
TOTAL MARKET OB/XF VALUE	6,348
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	37,576
SOH/AGL Deduction	4,684
ASSESSED VALUE	32,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,892
TOTAL JUST VALUE	37,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,130

XFOB:1:1: HERITAGE MH (PICKED UP IN FIELD)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1126/0291	6/06/2007	WD	Q	I	01	100
GRANTOR: RAE O WINDHAM						
GRANTEE: LINDA L WINDHAM (DI						
0961/0963	8/12/2002	WD	Q	I		20,000
GRANTOR: MIMS						
GRANTEE: RAE O WHIDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= N8 W12 S8 E12$ W24 S12 E60 N12$.

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	0294	SHED WOOD/	0	0	8	12	96.00	UT	7.50	7.50	50	2004	2004	3	50	360	
2	0294	SHED WOOD/	0	0	12	24	288.00	UT	7.50	7.50	100	2004	2004	3	100	2,160	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	0	11	24	264.00	UT	2.00	2.00	100	2004	2004	3	100	528	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	50	2012	2012	3	50	100	

LAND DESCRIPTION

TOTAL OB/XF 6,348

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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.55 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2025 BY SYS