LOT 6 BLOCK 3, EX BEG AT SE COR
RUN N 10 FT, SW 83.88 FT, E 83.2
POB & ALSO PART OF LOT 7 DESC AS

PROVEAUX WINONA VENDARESA
1045 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2026

05-4S-17-07633-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

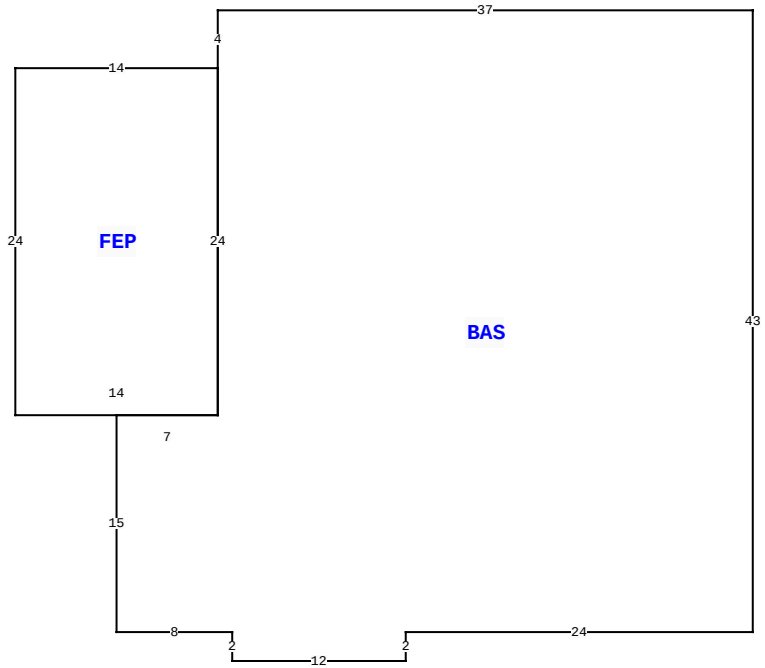
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	69,381
FEP	336	80		269	10,851
TOTALS	2,056			1,989	80,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,989	80.0366	89.64	178,294	1953	1953	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2016 Heated Area: 1720 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

1045 SW CASTLE HEIGHTS TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		80,232
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		13,585
TOTAL MARKET VALUE		94,767
SOH/AGL Deduction		39,131
ASSESSED VALUE		55,636
TOTAL EXEMPTION VALUE	HX HB DX	35,636
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		94,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0395	6/08/2015	WD	U	I	16	36,000
GRANTOR: JAMES DAVID WALL						
GRANTEE: WINONA VENDARESA PR						
1296/0393	6/08/2015	WD	U	I	16	36,000
GRANTOR: PAMELA JEANAE MANGUM						
GRANTEE: WINONA VENDARESA PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S4 FEP= W14 S24 E14N24$ S24 W7 S15 E8 S2 E12 N2 E24 N43$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 950

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		00	55.00	128.00	14,300.00	SF		1.00	1.00	1.00	0.95	0.95	13,585							

REVIEW DATE 09/25/2016 BY DF Total Acres: 0.33 Total Land Value: 13,585 Market: 0 Agricultural: 0 Common: 13,585 PRINTED 11/18/2025 BY SYS