

LOTS 1 & 2 WESTWIND ESTATES.
979-1744, WD 1006-224, PB 1109-1

SHUMAN RONNIE
205 SW MADISON CT
LAKE CITY, FL 32024

2026

07-4S-16-02791-101

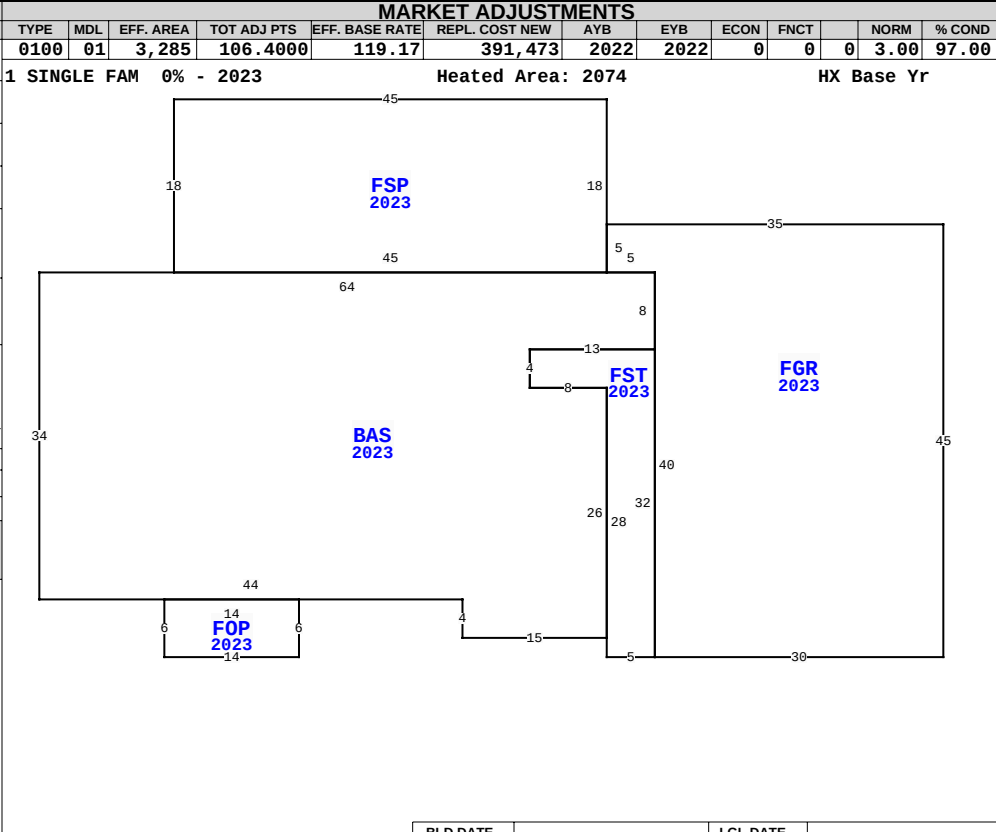


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
		01
NEIGHBORHOOD/LOC	7416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2023	2,074	239,744
FGR	1,375	55	2023	756	87,390
FOP	84	30	2023	25	2,890
FSP	810	40	2023	324	37,453
FST	192	55	2023	106	12,253
TOTALS	4,535			3,285	379,729

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0030	BARN, MT	0	0	85	40	3,400.00	UT	10.00
2	0166	CONC, PAVMT	0	0	0	0	420.00	UT	3.00



205 SW MADISON CT, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/19/2022 MLU									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	1.00
2	0700	C	MISC RES	0			0.00	0.00	1.00

REVIEW DATE	02/13/2024	BY	KS	Total Acres:	10.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
-------------	------------	----	----	--------------	-------	-------------------	--------	---------	---	---------------	---	---------	--------

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		379,729	
TOTAL MARKET OB/XF VALUE		35,260	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		494,989	
SOH/AGL Deduction		0	
ASSESSED VALUE		494,989	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		494,989	
TOTAL JUST VALUE		494,989	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		553,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045982	New Residential C	52,000	11/23/2022
000042805	New Residential C	420,000	09/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1552/2509	10/16/2025	LE	U	I	14	100	
GRANTOR: KUBEKRA BETH AS TRUST							
GRANTEE: SHUMAN RONNIE (ENH)							
1411/0674	5/07/2020	WD	Q	V	03	90,000	
GRANTOR: JAY S DAVIS							
GRANTEE: BETH KUBERKA AS TRU							

BUILDING NOTES									
BAS=[YR=2023;ORIG=104,10] W64 S34 E44 S4 E15 N26 W8 N4 E13 N8 \$									
FGR=[YR=2023;ORIG=134,5] W35 S5 E5 S40 E30 N45 \$									
FSP=[YR=2023;ORIG=99,-8] W45 S18 E45 N18 \$									
FST=[YR=2023;ORIG=104,18] W13 S4 E8 S28 E5 N32 \$									
FOP=[YR=2023;ORIG=53,44] E14 S6 W14 N6 \$									

BUILDING DIMENSIONS									
TOTAL OB/XF 35,260									
OTHER ADJUSTMENTS AND NOTES									
YEAR DENSITY DECL FRZ YR CONSRV									