LOT 1 COUNTRY LANDING S/D.
820-229, 967-1099, 979-1650, WD

RUDIK WILLIAM
165 SW WINGS TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

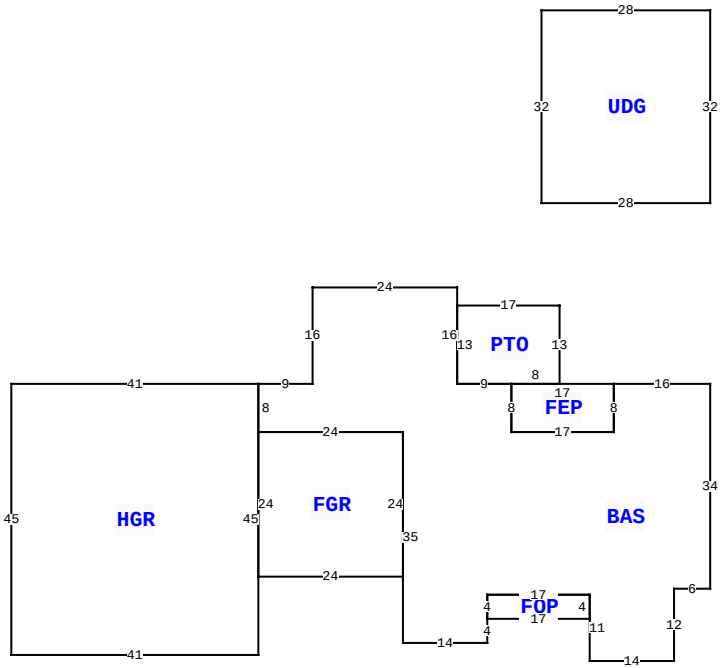
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100		2,485	261,050
FEP	136	80		109	11,450
FGR	576	55		317	33,301
FOP	68	30		20	2,101
HGR	1,845	45		830	87,192
PTO	221	5		11	1,155
UDG	896	55		493	51,790
TOTALS	6,227			4,265	448,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,265	120.2509	134.68	574,410	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024 Heated Area: 2485 HX Base Yr 2024



165 SW WINGS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		448,040
TOTAL MARKET OB/XF VALUE		4,712
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		487,752
SOH/AGL Deduction		0
ASSESSED VALUE		487,752
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		432,030
TOTAL JUST VALUE		487,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,496

LAND:1:1: 0.68 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29760	GARAGE	233	11/07/2011
20212	SFR	435	12/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1958	9/02/2021	WD	Q	I	01	425,000
GRANTOR: BIANCHI LISA JOY						
GRANTEE: RUDIK WILLIAM						
1225/2348	11/21/2011	PR	U	I	16	100
GRANTOR: DIANE J BIANCHI ESTAT						
GRANTEE: LISA JOY BIANCHI &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= W17 S8 E17 N8$ S8 W17 N8 PTO= E8 N13 W17 S13 E9$ W9 N16 W24 S16 W9 HGR= W41 S45 E41 N45$ S8 FGR= S24 E24 N24 W24$ E24 S35 E14 N4 FOP= E17 N4 W17 S4$ N4 E17 S11 E14 N12 E6 N34$ PTR= N30 UDG= N32 W28 S32 E28$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	2,356.00	UT	2.00	2.00	100	2003	2003	3	100	4,712	

LAND DESCRIPTION

TOTAL OB/XF 4,712

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		RSF-	1236.00	125.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/01/2021 BY CP Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS