LOT 7 OAKFIELD ACRES PHASE II, E
948-2566.

WINSTON CHRISTIAN/WINSTON NICOLE
447 SW DUNLOP GLN
LAKE CITY, FL 32024

2026

09-5S-16-03498-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

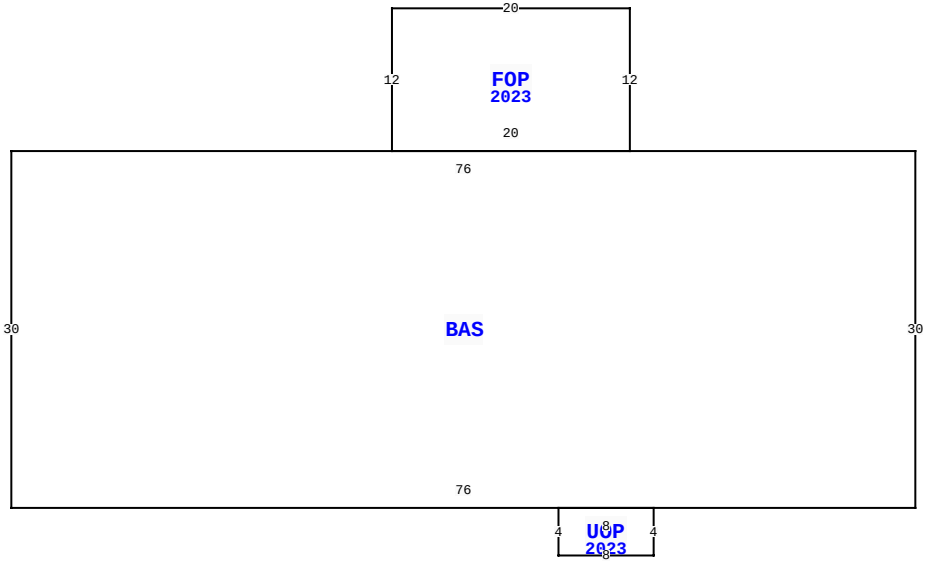
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	156,499
FOP	240	35	2023	84	5,766
UOP	32	25	2023	8	549
TOTALS	2,552			2,372	162,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,372	126.0600	124.80	296,026	2006	2006	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 2280 HX Base Yr 2024



447 SW DUNLOP GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,814
TOTAL MARKET OB/XF VALUE		13,997
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		194,311
SOH/AGL Deduction		0
ASSESSED VALUE		194,311
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,589
TOTAL JUST VALUE		194,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045554	Electrical Servic	0	09/23/2022
25227	M H	546	11/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/817	3/08/2024	WD	U	I	11	100
GRANTOR: SILVA CESAR AUGUSTO						
GRANTEE: WINSTON CHRISTIAN						
1468/2058	2/22/2022	WD	P	I	98	220,000
GRANTOR: SILVA CESAR AUGUSTO						
GRANTEE: WINSTON CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2023;ORIG=-30,30] S4 E8 N4 W8 $
FOP=[YR=2023;ORIG=-44,-12] S12 E20 N12 W20 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.50	3.50	100	2006	2006	3	100	1,260	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	18	216.00	UT	12.00	12.00	100	2006	2006	3	100	2,592	
5	0070	CARPORT UF	0	100	15	18	270.00	UT	3.50	3.50	100	2006	2006	3	100	945	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 13,997

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	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 09/26/2022 BY JB Total Acres: 2.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/18/2025 BY SYS