

WENDEL PAUL LEO JR/WENDEL GLADYS AUDREY
472 SW SAPLING GLN
LAKE CITY, FL 32024

09-5S-16-03499-005



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

1908

COMMON BRK 100
IRREGULAR 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floor
Air Condition

1503

HARDTILE 100
CENTRAL 100

Heating Type
Bedrooms

0403

AIR DUCTED 100
3 100

Bathrooms
Frame
Stories

021.

2.5 100
WOOD FRAME 100
1. 100

Architectual Units
Condition Adj
Kitchen Adjus

050301

CONV 100
0 100
03 100
01 100

Quality

0606

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

9516.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,265

100

2,265

261,602

FEP

362

80

290

33,494

FGR

589

55

324

37,421

FOP

90

30

27

3,119

TOTALS

3,306

2,906

335,637

EXTRA FEATURES

472 SW SAPLING GLN, LAKE CITY

L N

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

0180

FPLC 1STRY

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2006

2006

3

100

2,000

2

0166

CONC, PAVMT

0 100

0

0

1,380.00

UT

3.00

3.00

100

2006

2006

3

100

4,140

3

0169

FENCE/WOOD

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

500

4

0251

LEAN TO W/

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

900

5

0031

BARN, MT AE

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

5,900

6

0080

DECKING

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

200

7

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2019

2019

3

100

400

8

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2019

2019

3

100

1,500

9

0104

GENERATOR

0 100

0

0

1.00

UT

6,000.00

6,000.00

100

2021

2021

75

4,500

LAND DESCRIPTION

TOTAL OB/XF

20,040

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

A-1

0.00

0.00

1.05

AC

1.00

1.00

1.00

9,000.00

9,000.00

9,450

2

6200

A

PASTURE 3

0

A-1

0.00

0.00

9.00

AC

1.00

1.00

1.00

280.00

280.00

2,520

3

9910

M

MKT. VAL .AG

0

A-1

0.00

0.00

9.00

AC

1.00

1.00

1.00

9,000.00

9,000.00

81,000

REVIEW DATE

07/14/2021

BY

JB

Total Acres:

10.05

Total Land Value:

11,970

Market:

81,000

Agricultural:

2,520

Common:

9,450

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCT% NORM% COND

0100012,906127.3125142.59414,367200620060019.0081.00

1 SINGLE FAM 100% - 2007Heated Area: 2265HX Base Yr 2007

33

13

11

30

14

2

16

39

10

12

2

13

11

2

12

23

11

3

12

12

28

6

15

6

FEP

BAS

FGR

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE335,637

TOTAL MARKET OB/XF VALUE20,040

TOTAL LAND VALUE - MARKET90,450

TOTAL MARKET VALUE367,647

SOH/AGL Deduction103,085

ASSESSED VALUE264,562

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE213,840

TOTAL JUST VALUE446,127

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE450,571

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000042144

Electrical Servic

0

06/15/2021

24452

SFR

657

05/01/2006

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