

LOT 24 & THE N 20 FT OF LOT 25
EMERALD FOREST S/D.
ORB 757-1247, 777-564,

WINTERS WILLIAM W/WINTERS DOROTHY A
144 SW ENCHANTED COURT
LAKE CITY, FL 32024

2025

10-4S-16-02866-124



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	10416.050 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,655	100
FGR	500	55
FSP	156	40
FSP	290	40
UOP	60	20
TOTALS	2,661	2,120 186,053

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,120	115.2360	129.06	273,607	1992	1992	0	0	0 32.00	68.00
1 SINGLE FAM 100% - 2002 Heated Area: 1655 HX Base Yr 2002											
144 SW ENCHANTED CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				186,053			
TOTAL MARKET OB/XF VALUE				3,397			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				224,450			
SOH/AGL Deduction				88,889			
ASSESSED VALUE				135,561			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				84,839			
TOTAL JUST VALUE				224,450			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				210,396			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	726.00	UT	1.40	1.40	100	0
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0120	CLFENCE 4	0 100	0	0	350.00	UT	4.50	4.50	75	1993
TOTAL OB/XF 3,397											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 3,397											
3,397											
ADJ UNIT PRICE 35,000.00											
LAND VALUE 35,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											