E1/2 OF THE FOLLOWING: COMM
SW COR OF NE1/4, S 303.87 FT,
E 291.08 FT FOR POB, N

THE PONDEROSA 4 LLC
1347 SW WENDY TER
LAKE CITY, FL 32025

2026

18-5S-18-10591-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Quality	01	01

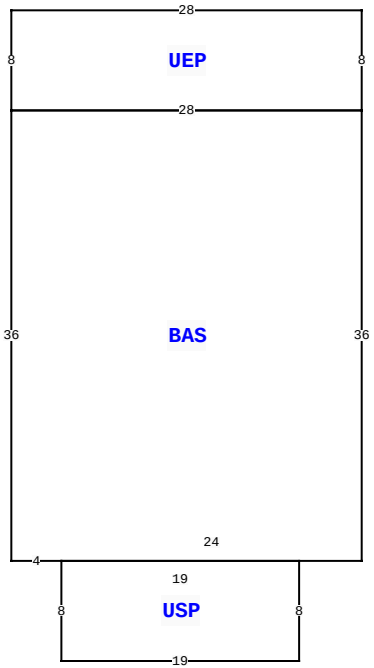
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	40,727
UEP	224	60		134	5,414
USP	152	35		53	2,141
TOTALS	1,384			1,195	48,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	55.5000	62.16	74,281	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



1780 SE FAMILY RD, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,283
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	62,583
SOH/AGL Deduction	6,414
ASSESSED VALUE	56,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,169
TOTAL JUST VALUE	62,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048096	Electrical Servic	0	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2452	9/17/2019	WD	U	I	11	100

GRANTOR: HARRY G & PATRICIA A

GRANTEE: THE PONDEROSA 4 LLC

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N8 W28 S8 E28$ BAS= W28 S36 E4 USP= S8 E19 N8 W19$ E24 N36$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	1,000.00	1,000.00	40	0	0	3	40	400	
2	0210	GARAGE U	0	0	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/21/2025 BY SYS