N1/2 OF LOT 21 PINE NEEDLES ESTA

320 503, 463-608, 448-112, 818-9

STAKEY GREG
1821 SE6TH AVE
GAINESVILLE, FL 32641

2026

20-3S-17-05265-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

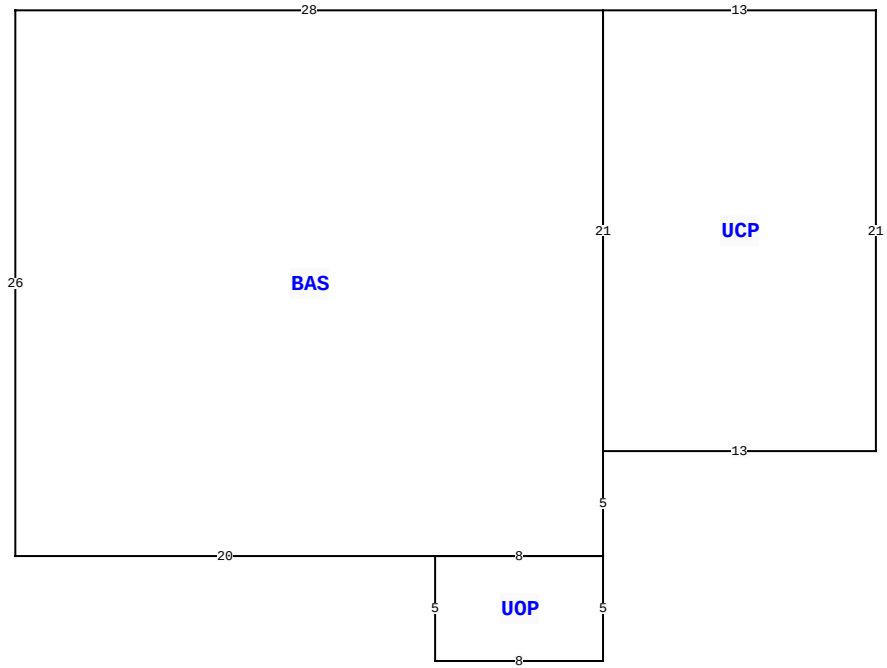
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	35,949
UCP	273	20		55	2,716
UOP	40	20		8	395
TOTALS	1,041			791	39,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	791	67.8294	75.97	60,092	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 728 HX Base Yr



230 NE WINDALL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,060
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	46,860
SOH/AGL Deduction	0
ASSESSED VALUE	46,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,860
TOTAL JUST VALUE	46,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/2064	3/03/2025	WD	Q	I	01	45,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: STAKEY GREG						
1512/1535	4/11/2024	WD	U	I	40	28,500
GRANTOR: WALKER SHAWN						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E20 UOP= S5 E8N5 W8$ E8 N5 UCP= E13 N21 W13 S21$ N21$.

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	0296	SHED METAL	0	0	20	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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			0.00	0.00	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							

REVIEW DATE 07/09/2025 BY TP Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/19/2025 BY SYS