

LOT 24 PINE NEEDLES ESTATES S/D.
LE 623-333, DC 935-1773, LE 1303

DREW DEVELOPMENT, LLC
PO BOX 3488
LAKE CITY, FL 32056

2026

20-3S-17-05267-000



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	08	SHT VINYL 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
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
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NEIGHBORHOOD/LOC	20317.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49	100		49	2,421
BAS	450	100		450	22,228
BAS	1,012	100		1,012	49,988
UCP	216	20		43	2,124
UOP	112	20		22	1,087

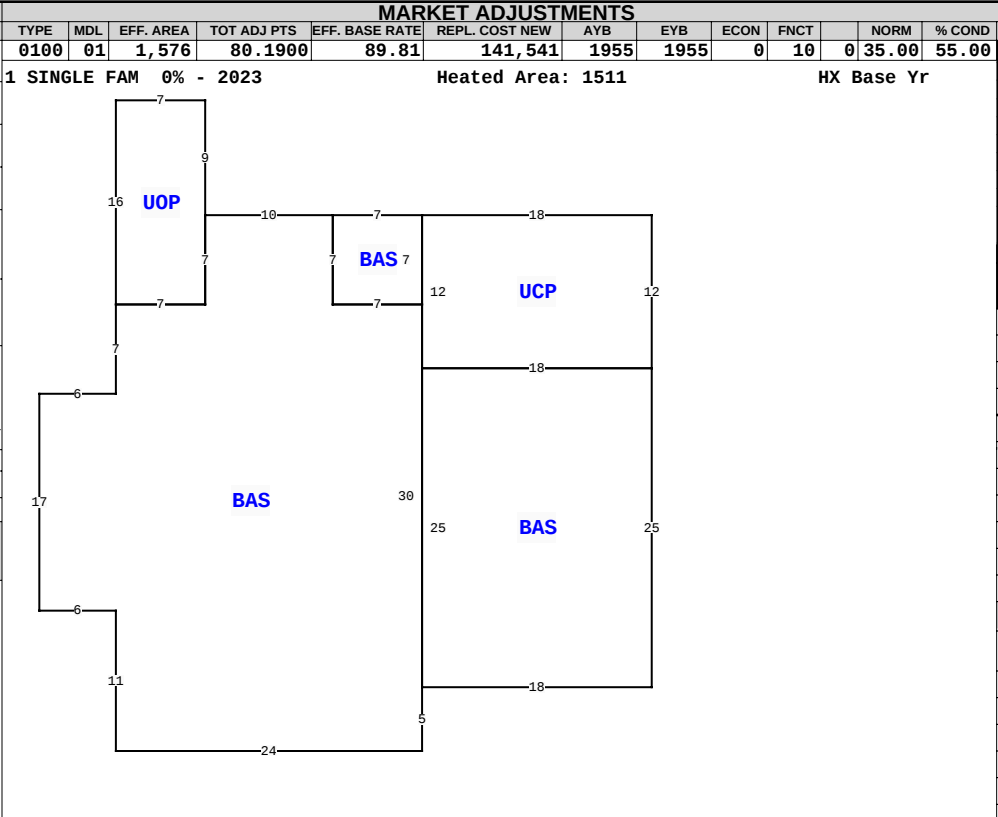
TOTALS	1,839			1,576	77,848
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EXTRA FEATURES

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	0296	SHED METAL	0	0	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	30,000.00	SF		1.00	1.00	1.00	0.50	0.50	15,000							



284 NE WINDALL LN, LAKE CITY

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF 800

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,848
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		93,648
SOH/AGL Deduction		0
ASSESSED VALUE		93,648
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		93,648
TOTAL JUST VALUE		93,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046314	Roof Replacement	11,125	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/529	7/29/2022	WD	U	I	37	30,000

GRANTOR: LESTER MARK PAUL
GRANTEE: DREW DEVELOPMENT, L
1408/2278 3/26/2020 LE U I 14 100
GRANTOR: MARGARET ADAMS (LIFE
GRANTEE: MARK PAUL LESTER (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 W7 S7 E7\$ BAS= W7 N7 W10 UOP= N9 W7 S16 E7 N7\$ S7 W7 S7 W6 S17 E6 S11 E24 N5 BAS= E18 N25 UCP= N12 W18 S12 E18\$ W18 S25\$ N30\$.