PART OF THE S 658 FT OF SE1/4 OF
FOLLOWS: BEG SE COR OF SE1/4 OF
80.01 FT (BEING ON THE N LINE OF

WINDHAM JOHN
4219 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08697-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

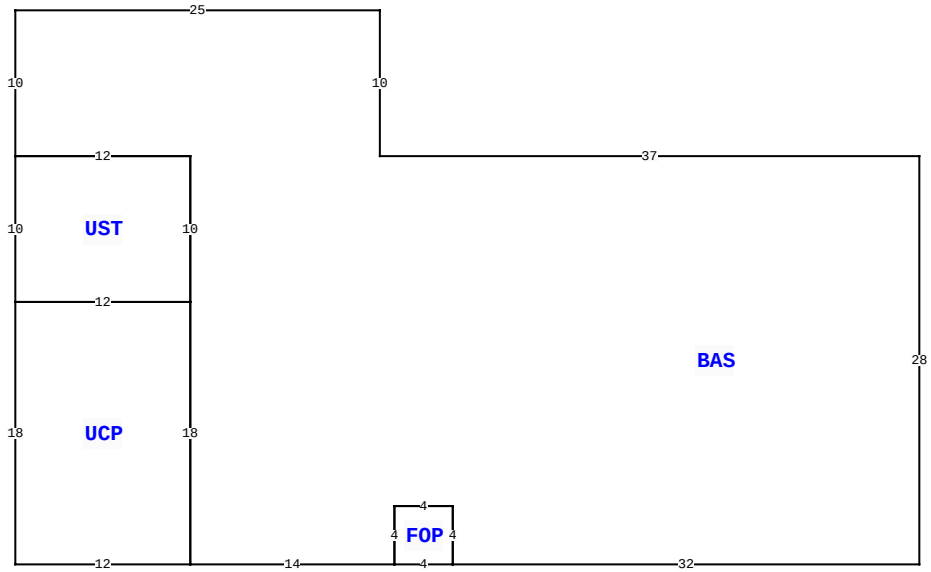
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100		1,634	114,356
FOP	16	30		5	350
UCP	216	20		43	3,010
UST	120	45		54	3,779
TOTALS	1,986			1,736	121,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	96.1380	107.67	186,915	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1634 HX Base Yr 2021



4219 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,175
TOTAL MARKET OB/XF VALUE		6,801
TOTAL LAND VALUE - MARKET		104,100
TOTAL MARKET VALUE		366,076
SOH/AGL Deduction		89,514
ASSESSED VALUE		276,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,840
TOTAL JUST VALUE		366,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047718	Storage Building	75,000	12/28/2023
20443	M H	125	02/21/2003
7586	M H	60	09/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0897	4/03/2017	WD	U	I	14	100
GRANTOR: JOYCE MARIE WINDHAM (						
GRANTEE: JOHN WINDHAM						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 N10 W25 S10 UST= S10 E12 N10 W12$ E12 S10 UCP= W12 S18 E12 N18$ S18 E14FOP= E4 N4 W4S4$ N4 E4 S4 E32N28$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	17	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0011	BARN,BLK A	0	100	16	20	320.00	UT	2.19	2.19	100	0	0	3	100	701	
4	0294	SHED WOOD/	0	100	15	15	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0021	BARN,FR AE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
9	0130	CLFENCE 5	0	100	0	0	760.00	UT	5.00	5.00	100	2024	2023		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 6,801

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	100		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.66	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,600							

REVIEW DATE 05/07/2024 BY JB Total Acres: 10.41 Total Land Value: 104,100 Market: 0 Agricultural: 0 Common: 104,100 PRINTED 09/30/2025 BY SYS

PART OF THE S 658 FT OF SE1/4 OF FOLLOWS: BEG SE COR OF SE1/4 OF 80.01 FT (BEING ON THE N LINE OF

WINDHAM JOHN
4219 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08697-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

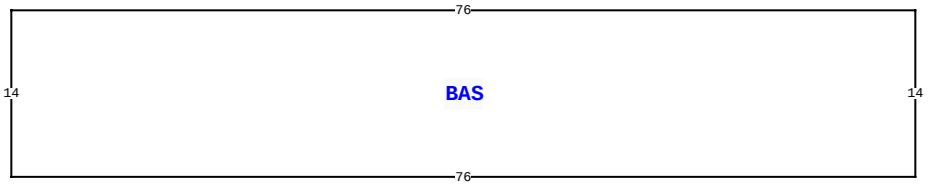
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	60,457
TOTALS	1,064			1,064	60,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	109.9000	103.31	109,922	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 2021 Heated Area: 1064 HX Base Yr 2021



4219 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,175
TOTAL MARKET OB/XF VALUE		6,801
TOTAL LAND VALUE - MARKET		104,100
TOTAL MARKET VALUE		366,076
SOH/AGL Deduction		89,514
ASSESSED VALUE		276,562
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,840
TOTAL JUST VALUE		366,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0897	4/03/2017	WD	U	I	14	100
GRANTOR: JOYCE MARIE WINDHAM (						
GRANTEE: JOHN WINDHAM						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2024 BY JB Total Acres: 10.41 Total Land Value: 104,100 Market: 0 Agricultural: 0 Common: 104,100 PRINTED 09/30/2025 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

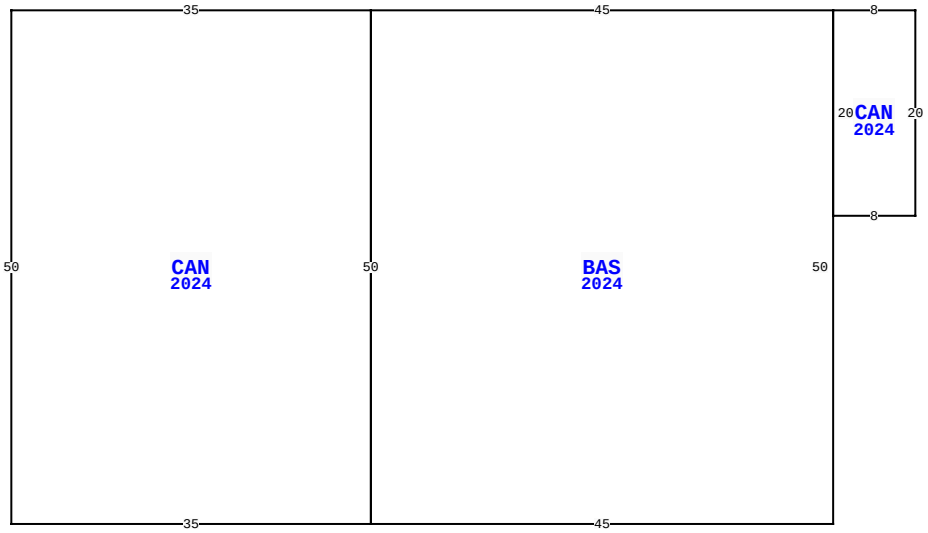
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2024	2,250	58,361
CAN	160	30	2024	48	1,245
CAN	1,750	30	2024	525	13,617
TOTALS	4,160			2,823	73,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	04	2,823	74.8592	26.20	73,963	2023	2023	0	0	0	1.00	99.00

3 PREF M B S 100% - 2024 Heated Area: 2250 HX Base Yr 2021



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,076

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: JOHN WINDHAM						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2024;ORIG=22,5] E35 S50 W35 N50 $
BAS=[YR=2024;ORIG=57,5] E45 S50 W45 N50 $
CAN=[YR=2024;ORIG=102,5] E8 S20 W8 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2024 BY JB Total Acres: 10.41 Total Land Value: 104,100 Market: 0 Agricultural: 0 Common: 104,100 PRINTED 09/30/2025 BY SYS