S1/2 OF THE FOLLOWING: BEG 495 OF NE1/4 OF SE1/4, N 165 FT, E 3 FT, W 341.92 FT TO POB. (AKA S1/

GUINN LOU ANN
200 NW MADELIENE TER
LAKE CITY, FL 32055

2026

28-3S-16-02366-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

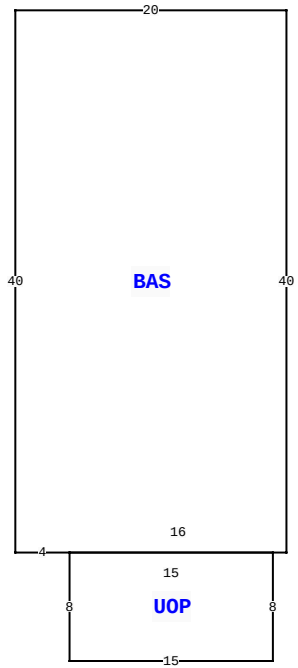
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	39,463
UOP	120	20		24	1,184
TOTALS	920			824	40,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	67.7552	75.89	62,533	1970	1970	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2024 Heated Area: 800 HX Base Yr



200 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	40,646
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	11,408
TOTAL MARKET VALUE	52,404
SOH/AGL Deduction	0
ASSESSED VALUE	52,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,404
TOTAL JUST VALUE	52,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/2439	5/13/2000	WD	Q	I	03	22,500
GRANTOR: BARBARA S THOMLEY						
GRANTEE: LOU ANN GUINN						
0774/1531	5/10/1993	WD	Q	I	02	0
GRANTOR: LEE W GUINN						
GRANTEE: BARBARA SUE THOMLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S40 E4 E16 N40 $
UOP=[ORIG=-16,40] S8 E15 N8 W15 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 350

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		RSF/MH	0.00	0.00	0.65	AC		1.00	1.00	1.35	13,000.00	17,550.00	11,408							

REVIEW DATE 03/07/2023 BY KS Total Acres: 0.65 Total Land Value: 11,408 Market: 0 Agricultural: 0 Common: 11,408 PRINTED 10/03/2025 BY SYS