

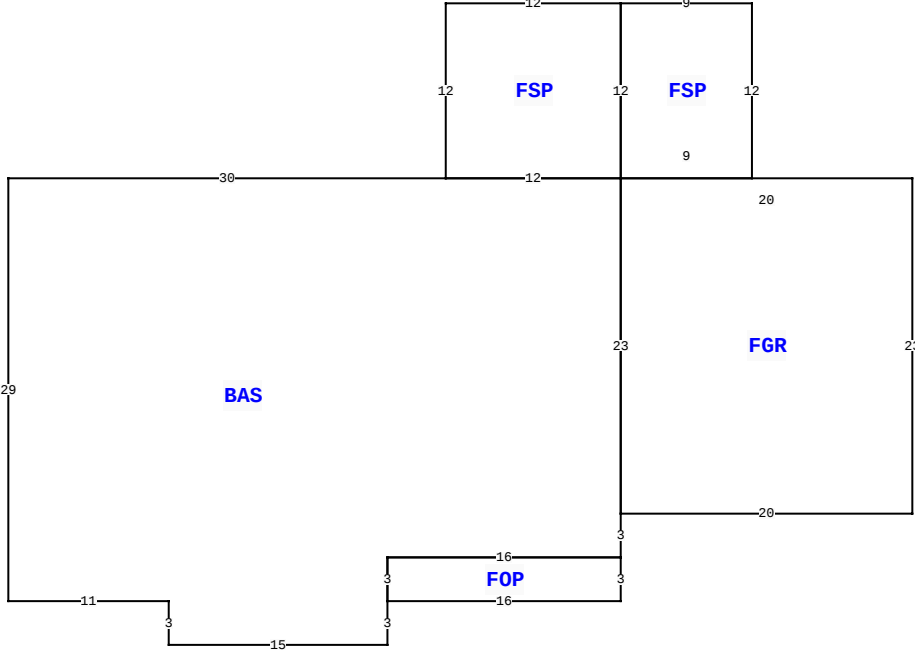
LOT 3 EMERALD LAKES S/D.
794-1170, 1172, LE 1391-2569, WD

BROWN BRANDON LEON/GLASCO JACQUELINE LASHEA
156 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-16-02372-103

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,215	100
FGR	460	55
FOP	48	30
FSP	108	40
FSP	144	40
TOTALS	1,975	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,583	144.6258	161.98	256,414	1994	2005	0	0	0	20.00	80.00
1 SINGLE FAM 0% - 2025 Heated Area: 1215 HX Base Yr												
												
TOTALS	1,975		1,583	205,131								

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1,500.00	UT	1.50	1.50	100	0
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2017
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014

156 NW WINDING PL, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU												
TOTAL OB/XF												
8,750												

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
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,131	
TOTAL MARKET OB/XF VALUE		8,750	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		248,881	
SOH/AGL Deduction		0	
ASSESSED VALUE		248,881	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		248,881	
TOTAL JUST VALUE		248,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1509/1895	2/23/2024	WD	Q	I	01	272,000	
GRANTOR: RASKA MARYSUE							
GRANTEE: BROWN BRANDON LEON							
1391/2569	8/12/2019	LE	U	I	14	100	
GRANTOR: MATTHEW GEORGE & MARY							
GRANTEE: KARSON CEPLECHA & H							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 S29 E11 S3 E15 N3 FOP= E16 N3 W16 S3\$ N3 E16 N3FGR= E20 N23 W20 S23\$ N23 FSP= E9 N12 W9 S12\$ FSP= N12 W12 S12 E12\$ W12\$.												