

LOT 6 EMERALD LAKES S/D.
804-1292, 804-1294, 881-1471, WD

DUNN SAMUEL
218 NW WINDING PL
LAKE CITY, FL 32055

2026

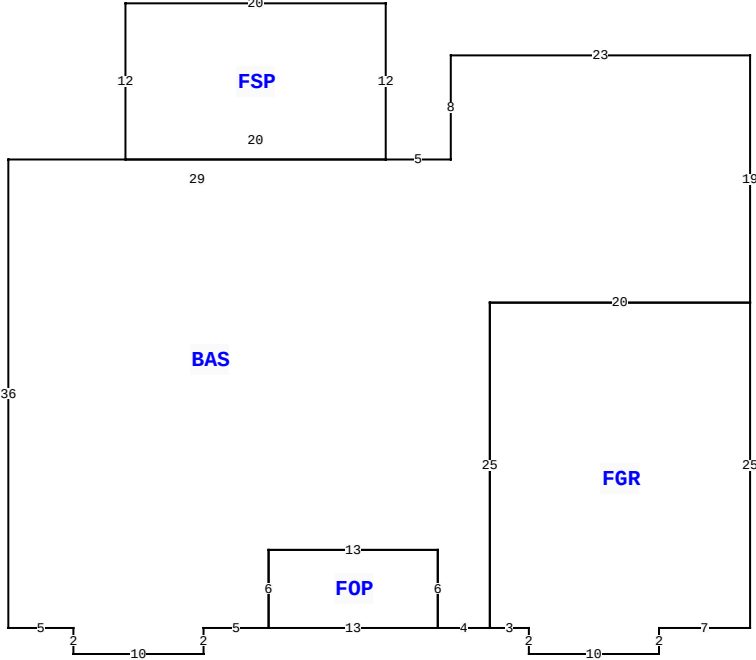
28-3S-16-02372-106

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		28316.050		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	153,943
FGR	520	55		286	26,238
FOP	78	30		23	2,110
FSP	240	40		96	8,807

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,941.00	UT 1.50
2	0294	SHED WOOD/	0	100	12	16	0	192.00	UT 7.50
3	0169	FENCE/WOOD	0	100	0	0	0	400.00	UT 7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,083	117.0180	131.06	272,998	1995	1995	0	0	0	30.00	70.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1678 HX Base Yr 2023													
													
218 NW WINDING PL, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU													

TOTAL OB/XF 7,508													
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF 7,508													
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,099	
TOTAL MARKET OB/XF VALUE		7,508	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		233,607	
SOH/AGL Deduction		8,362	
ASSESSED VALUE		225,245	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		174,523	
TOTAL JUST VALUE		233,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9783	SFR	260	06/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1444/2078	8/10/2021	WD	U	I	11
GRANTOR: DUNN WALTER S					
GRANTEE: DUNN SAMUEL					
1444/84	8/03/2021	CT	U	I	18
GRANTOR: SNOWDEN-PAUL DONNA M					
GRANTEE: DUNN WALTER S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S8 W5 FSP= N12 W20S12 E20\$ W29 S36 E5 S2 E10 N2 E5 FOP= E13 N6 W13 S6\$ N6 E13S6 E4 FGR= E3 S2 E10 N2 E7 N25 W20 S25\$ N25 E20 N19 \$.									