LOT 33 EMERALD LAKES S/D.

800-1326

CORBIN DOUGLAS M
177 NW WINDING PL
LAKE CITY, FL 32055-5043

2025

28-3S-16-02372-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

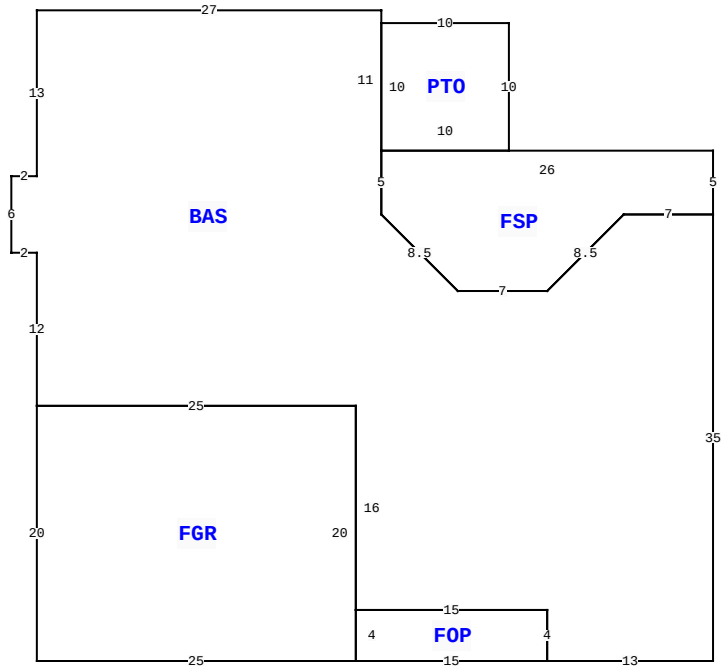
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100		1,661	181,095
FGR	500	55		275	29,983
FOP	60	30		18	1,962
FSP	208	40		83	9,049
PTO	100	5		5	545
TOTALS	2,529			2,042	222,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	137.1051	153.56	313,570	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 0 Heated Area: 1661 HX Base Yr



177 NW WINDING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,635
TOTAL MARKET OB/XF VALUE		21,573
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,208
SOH/AGL Deduction		103,571
ASSESSED VALUE		175,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,915
TOTAL JUST VALUE		279,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9292	SFR	275	01/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0800/1326	1/13/1995	WD	Q	V		12,500

GRANTOR: DDP CORPORATION

GRANTEE: DOUGLAS M CORBIN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S13 W2 S6 E2 S12 FGR= S20 E25 N20 W25$ E25 S16FOP= S4 E15 N4 W15$ E15 S4 E13 N35 W7 D6 L6 W7 L6 U6 N5 FSP= E26 S5 W7 D6 L6 W7 L6 U6 N5$ PTO= E10 N10 W10 S10$ N11$.

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	0166	CONC,PAVMT	0	100	0	0	1,715.00	UT	1.50	1.50	100	1995	1995	3	100	2,573	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2023	2022		100	15,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,573

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/10/2023 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/26/2025 BY SYS