COMM NE COR OF NW1/4 OF NW1/4, R
W 52.31 FT, FOR POB, RUN S 152.2
FT, N 6 DG E 164.23 FT, E 292.35

LANG PATRICIA H
324 SW LANGVILLE GLN
LAKE CITY, FL 32024

2025

28-4S-17-08797-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

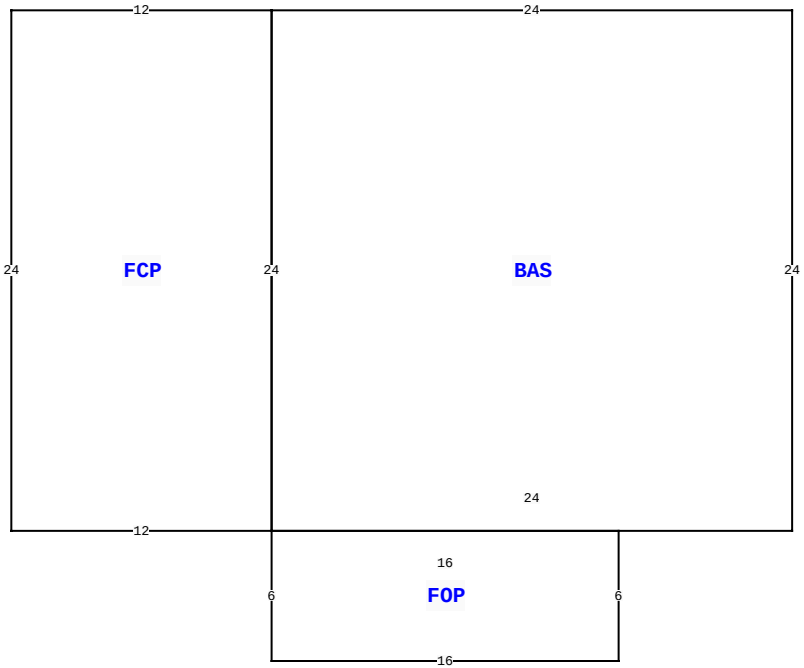
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0700	MISC IMPROVED
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	35,363
FCP	288	25		72	4,420
FOP	96	30		29	1,781
TOTALS	960			677	41,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	677	93.3012	104.50	70,746	1999	1999	0	0	10	31.25	58.75

1 SINGLE FAM 0% - 2022 Heated Area: 576 HX Base Yr



288 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,563
TOTAL MARKET OB/XF VALUE	15,365
TOTAL LAND VALUE - MARKET	42,809
TOTAL MARKET VALUE	99,737
SOH/AGL Deduction	0
ASSESSED VALUE	99,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,737
TOTAL JUST VALUE	99,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15942	ADDN SFR	115	08/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1716	4/28/2023	LE	U	I	14	100
GRANTOR: LANG PATRICIA H						
GRANTEE: LANG PATRICIA H (EN						
1448/1221	9/23/2021	WD	Q	I	05	79,900
GRANTOR: OLIN MELISSA GATES						
GRANTEE: LANG PATRICIA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FCP= W12 S24 E12 N24$ S24 FOP= S6 E16 N6 W16$ E24 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	30	1969	1969	3	30	10,752	
3	0263	PRCH,USP	0	0	10	15	150.00	UT	3.30	3.30	100	0	0	3	100	495	
4	0011	BARN,BLK A	0	0	14	14	196.00	UT	7.20	7.20	75	0	0	3	75	1,058	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0166	CONC,PAVMT	0	0	0	0	1,298.00	UT	1.50	1.50	75	1999	1999	3	75	1,460	

LAND DESCRIPTION

TOTAL OB/XF 15,365

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	34,580							
2	0100	C	SFR	0		A-1	0.00	0.00	0.35	AC		1.00	1.00	1.24	19,000.00	23,512.50	8,229							

REVIEW DATE 06/28/2017 BY DF Total Acres: 2.17 Total Land Value: 42,809 Market: 0 Agricultural: 0 Common: 42,809 PRINTED 08/19/2025 BY SYS