

STATEN JAMES L/STATEN JUDITH ANN
310 SW WENDY TERR
LAKE CITY, FL 32055

28-4S-17-08797-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	06	VINYL ASB 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories		1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	100			
Kitchen Adjus	01	100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,902	100		1,902	151,100
UOP	60	20		12	954
TOTALS	1,962			1,914	152,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	109.1250	122.22	233,929	1973	1973	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1902 HX Base Yr												
BAS UOP												
310 SW WENDY TER, LAKE CITY												

EXTRA FEATURES

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0011	BARN,BLK A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0261	PRCH, UOP	0 100	15	24	360.00	UT	0.56	0.56	100	0	0	3	100	203	
4	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
5	0166	CONC,PAVMT	0 100	0	0	1.00	UT	80.00	80.00	100	0	0	3	100	80	
6	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
7	0166	CONC,PAVMT	0 0	22	24	528.00	UT	1.12	1.12	100	0	0	3	100	591	
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	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	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		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.50	5,000.00	7,500.00	14,025							

REVIEW DATE

08/02/2022

BY

RP

Total Acres: 1.87

Total Land Value: 14,025

Market: 0

Agricultural: 0

Common: 14,025

PRINTED 11/19/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,054
TOTAL MARKET OB/XF VALUE	17,860
TOTAL LAND VALUE - MARKET	14,025
TOTAL MARKET VALUE	183,939
SOH/AGL Deduction	88,236
ASSESSED VALUE	95,703
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	44,981
TOTAL JUST VALUE	183,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,939

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/1559	8/06/2009	WD Q	Q	V	01	2,300
GRANTOR: MARLIN M FEAGLE						
GRANTEE: JAMES L & JUDITH AN						
1160/2176	10/21/2008	WD Q	Q	V	03	3,000
GRANTOR: MERVIN A JONES AS TRU						
GRANTEE: MARLIN FEAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S32 E18 UOP= E10 N6 W10 S6\$ N6 E51 N26\$.