COMM SW COR OF NE1/4 OF NW1/4,
RUN N 462.7 FT FOR POB, RUN E
640 FT, N 300 FT, W 640 FT, S

BARRS SHIRLEY A
243 SW WENDY TER
LAKE CITY, FL 32025

2026

28-4S-17-08823-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

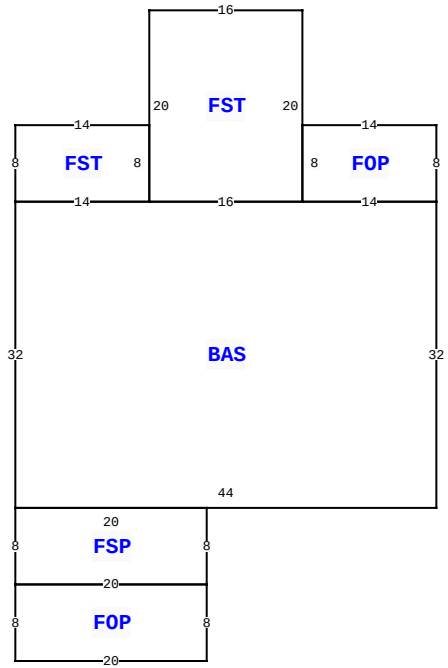
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,408	100		1,408	114,519
FOP	112	30		34	2,765
FOP	160	30		48	3,904
FSP	160	40		64	5,205
FST	112	55		62	5,043
FST	320	55		176	14,315
TOTALS	2,272			1,792	145,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	111.7200	125.13	224,233	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1408 HX Base Yr 1996



243 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,751
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		35,140
TOTAL MARKET VALUE		184,691
SOH/AGL Deduction		83,162
ASSESSED VALUE		101,529
TOTAL EXEMPTION VALUE	HX HB WX SX	101,529
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15174	M H	125	03/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0159	3/17/1995	WD	Q	I		73,000

GRANTOR: LEROY & PATRICIA SAPP

GRANTEE: BOBBY L & SHIRLEY A

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W14 S8 E14$ BAS= W14 FST= N20 W16 S20 E16$ W16 FST= N8 W14 S8 E14$ W14 S32 FSP= S8 FOP= S8 E20 N8 W20$ E20 N8 W20$ E44 N32$.

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	0040	BARN,POLE	0	100	24	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0031	BARN,MT AE	0	100	25	44	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	100	2,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,140							

REVIEW DATE 06/27/2017 BY DF Total Acres: 2.51 Total Land Value: 35,140 Market: 0 Agricultural: 0 Common: 35,140 PRINTED 11/19/2025 BY SYS