COMM SW COR OF NE1/4 OF NW1/4,
RUN N 602.30 FTFOR POB, CONT N
130.40 FT, E 640 FT, S 130.20

PERRY LYNDA
229 SW WENDY TERR
LAKE CITY, FL 32025

2026

28-4S-17-08823-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

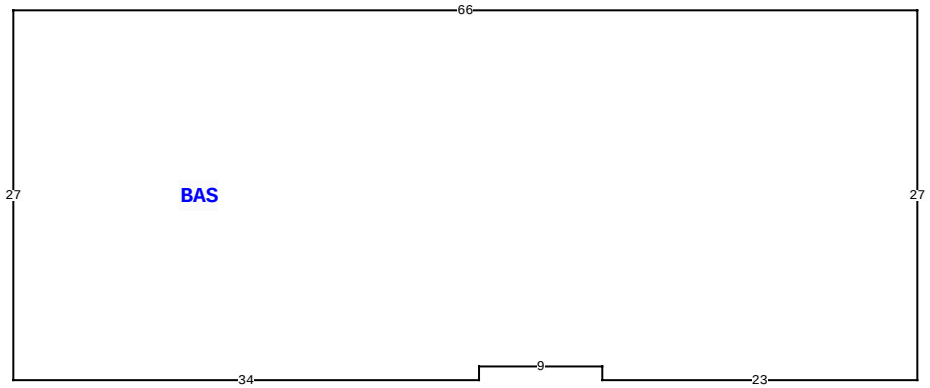
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	108,076
TOTALS	1,773			1,773	108,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,773	117.9000	110.83	196,502	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1773 HX Base Yr 2009



229 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		108,076
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		28,650
TOTAL MARKET VALUE		142,426
SOH/AGL Deduction		74,168
ASSESSED VALUE		68,258
TOTAL EXEMPTION VALUE	HX HB	43,258
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1161/0426	10/21/2008	WD	Q	V	01	100

GRANTOR: SHIRLEY A BARRS

GRANTEE: LYNDA PERRY AS TO L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E34 N1 E9 S1 E23 N27$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.91	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,650							

REVIEW DATE 06/27/2017 BY DF Total Acres: 1.91 Total Land Value: 28,650 Market: 0 Agricultural: 0 Common: 28,650 PRINTED 09/09/2025 BY SYS