COMM AT SE COR OF SW1/4 OF SW1/4
FT, N 373.48 FT, E 226.43 FT FOR
FT, E 255.50 FT, CONT E 142.26 F

WOOD TIMOTHY J/WOOD JENNY S
980 SW WENDY TER
LAKE CITY, FL 32025

2026

28-4S-17-08835-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

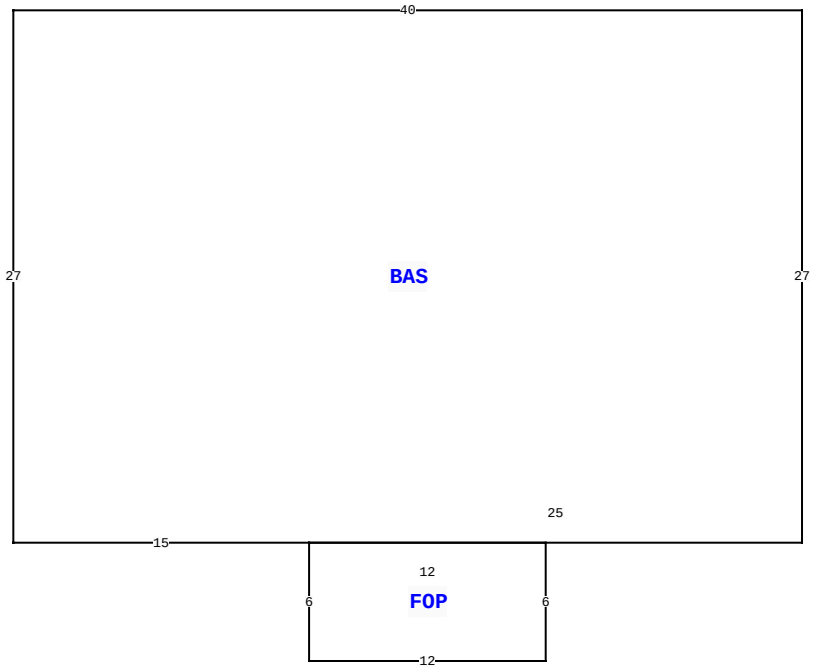
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,080	100		1,080	110,637
FOP	72	30		22	2,254
TOTALS	1,152			1,102	112,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	119.9520	134.35	148,054	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2022 Heated Area: 1080 HX Base Yr 2022



980 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,891
TOTAL MARKET OB/XF VALUE		10,816
TOTAL LAND VALUE - MARKET		8,085
TOTAL MARKET VALUE		131,792
SOH/AGL Deduction		10,306
ASSESSED VALUE		121,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,764
TOTAL JUST VALUE		131,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24535	SFR	357	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1419/2501	9/18/2020	WD	U	I	18	155,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TIMOTHY J & JENNY S						
1401/1696	12/04/2019	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FERDERAL NATIONAL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E15 FOP= S6 E12 N6 W12$ E25 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	0210	GARAGE U	0	100	26	26	676.00	UT	16.00	16.00	100	2020	2020	3	100	10,816	

LAND DESCRIPTION

TOTAL OB/XF 10,816

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	2.31	AC		1.00	1.00	1.00	3,500.00	3,500.00	8,085							

REVIEW DATE 06/29/2017 BY DF Total Acres: 2.31 Total Land Value: 8,085 Market: 0 Agricultural: 0 Common: 8,085 PRINTED 11/19/2025 BY SYS