N1/2 OF SW1/4 OF SE1/4 OF SW1/4.
371-216, 917-913, DC 1315-696, W

EVANS WILLIAM C III
1047 SW WENDY TERRACE
LAKE CITY, FL 32025

2026

28-4S-17-08837-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

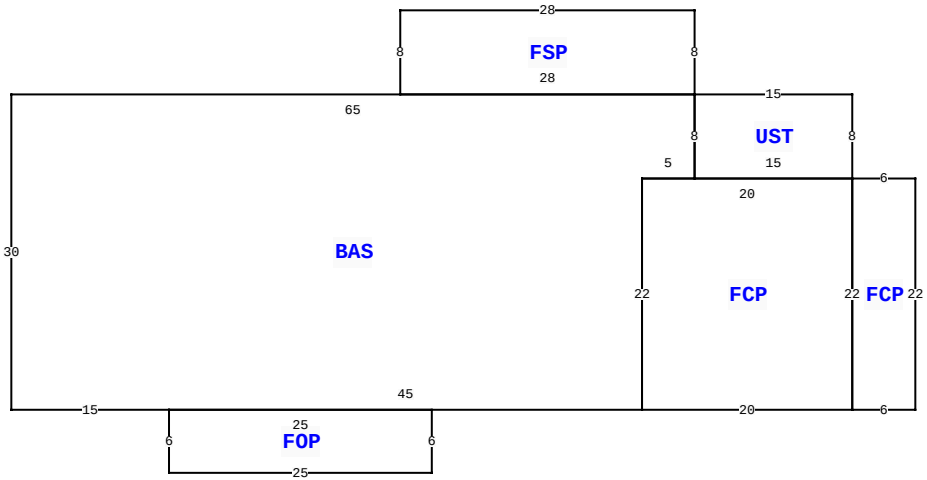
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,840	100		1,840	164,629
FCP	132	25		33	2,952
FCP	440	25		110	9,842
FOP	150	30		45	4,026
FSP	224	40		90	8,053
UST	120	45		54	4,831
TOTALS	2,906			2,172	194,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	122.8990	137.65	298,976	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1840 HX Base Yr 2021



1047 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,334
TOTAL MARKET OB/XF VALUE		8,307
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,641
SOH/AGL Deduction		70,748
ASSESSED VALUE		181,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,171
TOTAL JUST VALUE		252,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39738	M H	0	05/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/1303	7/09/2019	WD	Q	I	01	195,000
GRANTOR: CHARRON WILLIAMS GILB						
GRANTEE: WILLIAM C EVANS III						
0917/0913	12/29/2000	QC	Q	V	01	100
GRANTOR: THOMAS C WILLIAMS						
GRANTEE: CHARRON PATE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= W28 N8 E28 S8 $ BAS= W65 S30 E15 FOP= S6 E25N6 W25$ E45 FCP= E20 FCP= E6 N22 W6 S22$ N22 W20 S22$ N22 E5 UST= E15 N8 W15 S8$ N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	28	19	532.00	UT	3.30	3.30	100	0	0	3	100	1,756	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	16	21	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0264	PRCH,FSP	0	100	10	28	280.00	UT	3.00	3.00	100	0	0	3	100	840	
6	0070	CARPORT UF	0	100	10	22	220.00	UT	2.00	2.00	100	0	0	3	100	440	
7	0260	PAVEMENT-A	0	100	42	72	1.00	UT	0.00	0.00	100	0	0	3	100	971	

LAND DESCRIPTION

TOTAL OB/XF 8,307

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/02/2020 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS