S1/2 OF SW1/4 OF SE1/4 OF SW1/4.
371-216, 917-913, WD 1079-1034,

GRAY TYLER CLINT/GRAY MINDY SUE
1087 SW WENDY TER
LAKE CITY, FL 32025

2026

28-4S-17-08837-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

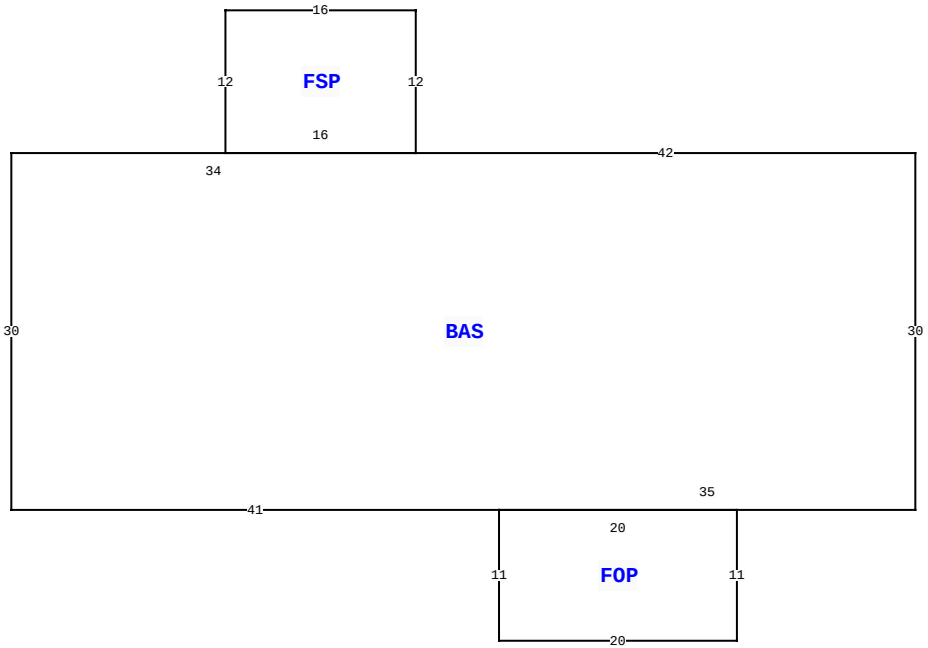
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	210,120
FOP	220	35		77	7,096
FSP	192	40		77	7,096
TOTALS	2,692			2,434	224,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,434	114.0000	107.16	260,827	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2025 Heated Area: 2280 HX Base Yr 2025



1087 SW WENDY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,311
TOTAL MARKET OB/XF VALUE		32,376
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		306,687
SOH/AGL Deduction		0
ASSESSED VALUE		306,687
TOTAL EXEMPTION VALUE	HX HB 13	306,687
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36464	ADDN SFR	275	03/20/2018
36245	M H	685	01/25/2018
35901	PUMP/UTPOL	50	10/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/969	4/26/2024	WD	Q	I	01	395,000
GRANTOR: LANGLEY ELIZABETH P						
GRANTEE: GRAY TYLER CLINT						
1342/0401	8/07/2017	WD	Q	V	01	38,500
GRANTOR: EDWARD C HILL JR (POA						
GRANTEE: JAMES G SR & ELIZAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 W34 S30 E41 E35 N30 $
FOP=[ORIG=-35,30] S11 E20 N11 W20 $
FSP=[ORIG=-42,0] N12 W16 S12 E16 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
2	0210	GARAGE U	0	100	24	64	1,536.00	UT	16.00	16.00	100	2018	2018	3	100	24,576	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 32,376

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

REVIEW DATE 05/21/2024 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS