NW1/4 OF SE1/4 OF SW1/4, EX 1
AC DESC IN 609-360 & EX 1 AC
DESC IN ORB 817-548-550 & EX

RICHARDSON JOHN I
P O BOX 2502
HIGH SPRINGS, FL 32655-2502

2026

28-4S-17-08838-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

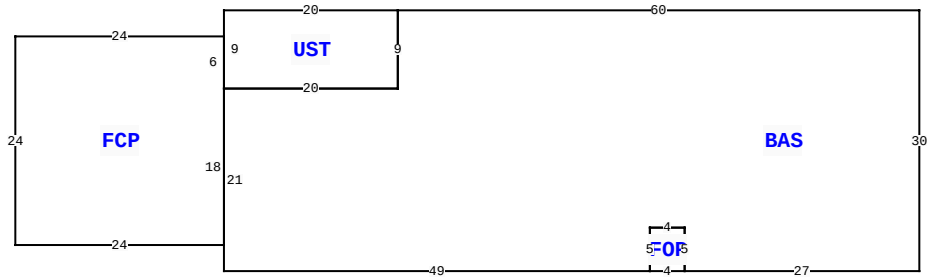
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,200	100		2,200	185,643
FCP	576	25		144	12,151
FOP	20	30		6	506
UST	180	45		81	6,835
TOTALS	2,976			2,431	205,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	115.9150	129.82	315,592	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2200 HX Base Yr 2002



911 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		205,135
TOTAL MARKET OB/XF VALUE		22,262
TOTAL LAND VALUE - MARKET		73,150
TOTAL MARKET VALUE		300,547
SOH/AGL Deduction		137,275
ASSESSED VALUE		163,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,550
TOTAL JUST VALUE		300,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0926/3051	5/21/2001	WD	Q	I		134,500

GRANTOR: ELEANOR MCMANUS
GRANTEE: JOHN RICHARDSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UST= W20 S9 E20 N9$ S9 W20 FCP= N6 W24 S24 E24N18$ S21 E49 FOP= E4 N5 W4 S5$ N5 E4 S5 E27 N30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	480	
4	0261	PRCH, UOP	0	100	9	27	243.00	UT	2.00	2.00	100	0	0	3	100	486	
5	0030	BARN,MT	0	0	24	24	576.00	UT	10.00	10.00	100	2004	2004	3	100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 22,262

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	7.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,150							

REVIEW DATE 06/28/2017 BY DF Total Acres: 7.70 Total Land Value: 73,150 Market: 0 Agricultural: 0 Common: 73,150 PRINTED 11/18/2025 BY SYS