

BEG SW COR OF N1/2 OF W1/2
OF SE1/4 OF SW1/4, RUN N 160
FT, E 355 FT, S 160 FT, W 355

IRWIN DUSTIN
959 SW WENDY TERRACE
LAKE CITY, FL 32025

2026

28-4S-17-08838-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2
Frame	01
Stories	1
Architectual	05
Units	0
Condition Adj	03
Kitchen Adjus	01

Quality	06
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	37,579
BAS	1,348	100		1,348	126,641
FCP	480	25		120	11,273
FOP	201	30		60	5,637
FST	90	55		50	4,697
TOTALS	2,519			1,978	185,828

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0258
3	0060
4	0169
5	0081

LAND DESCRIPTION	
L N	USE CODE
1	0100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,978	118.1460	132.32	261,729	1996	1996	0	0	29.00	71.00
1 SINGLE FAM 100% - 2014 Heated Area: 1748 HX Base Yr 2014											
959 SW WENDY TER, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
04/07/2025		MLU	

TOTAL OB/XF	
1,950	

COLUMBIA COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,828
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	17,920
TOTAL MARKET VALUE	205,698
SOH/AGL Deduction	60,362
ASSESSED VALUE	145,336
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	94,614
TOTAL JUST VALUE	205,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,315

SALE:1:1: 1 AC /FATHER TO SON/			
XFOB:1:1: REDM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11067	SFR	230	04/22/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1241/1655	8/31/2012	WD	U	I	38
GRANTOR: RANDY A & JEANNIE SHE					SALE PRICE
GRANTEE: DUSTIN IRWIN					
1060/0412	9/27/2005	WD	Q	I	153,000
GRANTOR: SIROIS & LORI W BARKE					
GRANTEE: RANDY& JEANNIE SHER					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W14 FCP= N16 W30 S16E30\$ N3 W6 S3 W13 U3 L3 W5 L3 D3 W10 FST= W10S9 E10 N9\$ S9 BAS= W10 S20 E20 N20 W10\$ E10 S18 FOP= S6 E11 S3 E7 N3 E12 N6 W30 \$ E30 S2 E14 N29\$.	