LOT 4 HILLS OF WINDSOR S/D.
QC 1222-1732, DC 1429-1279, LE 1

HARRIS TERRY L TRUST DATED JULY 17, 1998
248 SW WINDSOR HILLS GLN
LAKE CITY, FL 32024

2026

30-3S-16-02411-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

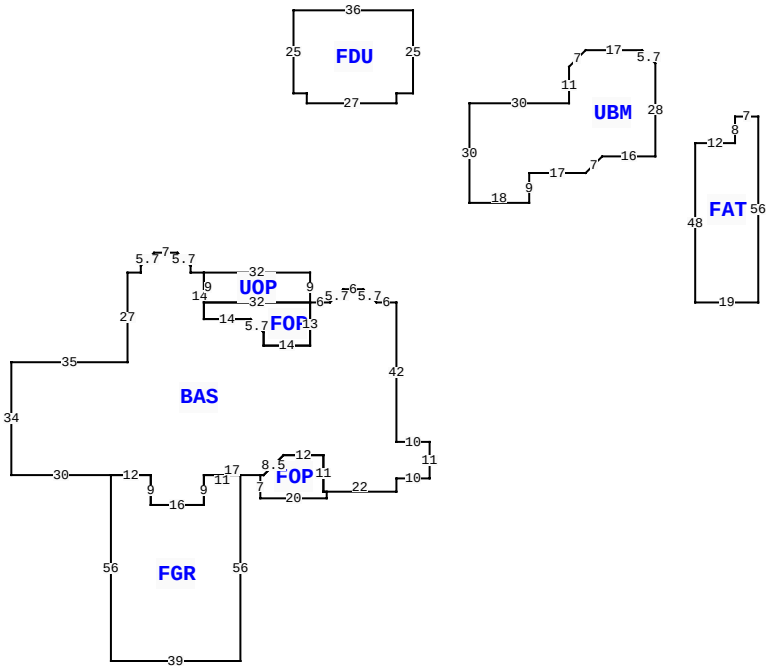
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,717	100		5,717	688,472
FAT	968	20		194	23,362
FDU	981	60		589	70,930
FGR	2,040	55		1,122	135,117
FOP	225	30		68	8,189
FOP	280	30		84	10,115
UBM	1,641	20		328	39,500
UOP	288	20		58	6,984
TOTALS	12,140			8,160	982,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	8,160	123.5902	138.42	1,129,507	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2025 Heated Area: 5717 HX Base Yr 2025



248 SW WINDSOR HILL GLN, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		982,671
TOTAL MARKET OB/XF VALUE		19,876
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		1,047,547
SOH/AGL Deduction		283,238
ASSESSED VALUE		764,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		713,587
TOTAL JUST VALUE		1,047,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,059,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052141	Swimming Pool and	85,000	01/24/2025
32797	STORAGE	231	03/23/2015
29802	SFR	2,727	12/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/907	7/17/2024	WD	Q	I	01	1,060,000
GRANTOR: JORDAN LINNIE F FAMIL						
GRANTEE: HARRIS TERRY L TRUS						
1455/1414	12/17/2021	LE	U	I	14	100
GRANTOR: JORDAN LINNIE F						
GRANTEE: THE LINNIE F JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 L4 U4 W6 D4 L4 W6 UOP= N9 W32 S9 E32$ FOP= W32 S5 E14 D4 R4 S4 E14 N13$ S13 W14 N4 L4 U4 W14 N14 W4 N2 L4 U4 W7 D4 L4 S2 W4 S27 W35 S34 E30 FGR= S56 E39 N56 W11 S9 W16 N9 W12$ E12 S9 E16 N9 E17 FOP= S7 E20 N2 W1 N11 W12 L6 D6 W1$ E1 U6 R6 E12 S11 E22 N4 E10 N11 W10 N42$ PTR= N30 E40 UBM= N9 E17 U5 R5 E16 N28 L4 U4 W17 D5 L5 S11 W30 S30 E18$ S30 W40 PTR= E90 FAT= E19 N56 W7 S8 W12 S48$ W90$ PTR= N60 FDU= N3 E5 N25 W36 S25 E4 S3 E27 $ S60$.

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	2.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	2,400	
2	0166	CONC,PAVMT	0	100	0	0	4,004.00	UT	2.00	2.00	100	2012	2012	3	100	8,008	
3	0280	POOL R/CON	0	100	7	18	126.00	UT	70.00	70.00	100	2015	2015	3	79	6,968	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 19,876

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			0.00	0.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 3.13 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 09/30/2025 BY SYS