LOT 5 HILLS OF WINDSOR S/D.
WD 1222-1712, WD 1334-570, WD 14

SHEEHAN TIMOTHY P/SHEEHAN JODY L
234 SW WINDSOR DR
LAKE CITY, FL 32024

2026

30-3S-16-02411-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

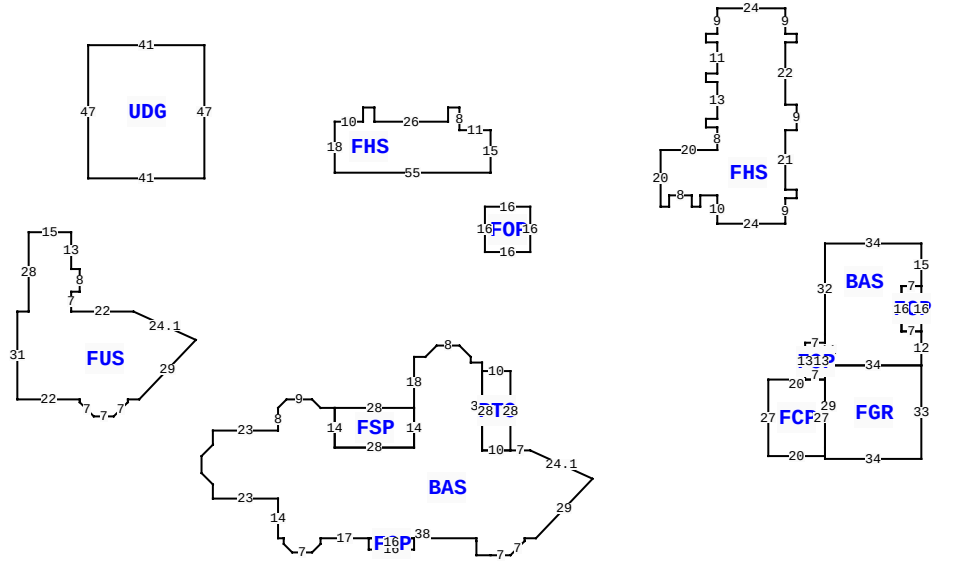
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		10 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0101	SFRES/SFRES
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	1,350	100		1,350	114,647
BAS	5,055	100		5,055	429,291
FCP	540	25		135	11,465
FGR	1,122	55		617	52,398
FHS	997	60		598	50,785
FHS	2,264	60		1,358	115,327
FOP	64	30		19	1,613
FOP	91	30		27	2,293
FOP	112	30		34	2,887
FOP	256	30		77	6,539
TOTALS	16,604			12,655	1,074,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	12,655	126.3755	141.54	1,791,189	1999	2005	20	0	0	20.00	60.00

1 SINGLE FAM 100% - 2022 Heated Area: 11820 HX Base Yr 2022



** This building has 14 Sub-Areas

234 SW WINDSOR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2022 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	0	0	1,955.00	UT	52.50	52.50	100	1999	1999	3	40	41,055	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1999	1999	3	100	2,750	
3	0166	CONC,PAVMT	0	100	0	0	12,914.00	UT	1.50	1.50	100	1999	1999	3	100	19,371	
4	0119	MASONRY WA	0	100	180	3	540.00	UT	2.25	2.25	30	1999	1999	3	30	365	
5	0166	CONC,PAVMT	0	100	0	0	2,928.00	UT	1.50	1.50	100	2012	2012	3	100	4,392	
6	0166	CONC,PAVMT	0	100	0	0	472.00	UT	1.50	1.50	100	2001	2001	3	100	708	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
8	0166	CONC,PAVMT	0	100	0	0	2,928.00	UT	2.00	2.00	100	2012	2012	3	100	5,856	
9	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,244,957
TOTAL MARKET OB/XF VALUE		77,197
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		1,442,154
SOH/AGL Deduction		123,597
ASSESSED VALUE		1,318,557
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,267,835
TOTAL JUST VALUE		1,442,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,463,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30184	GARAGE	443	05/23/2012
29917	REMODEL	1,050	02/03/2012
17293	STORAGE	200	08/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1460	3/01/2021	WD	Q	I	01	1,278,000
GRANTOR: GALLAGHER JAMES &						
GRANTEE: SHEEHAN TIMOTHY P						
1334/0570	4/04/2017	WD	Q	I	01	1,100,000
GRANTOR: RICHARD R & JESSICA J						
GRANTEE: JAMES & SHELLEY J G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W10 N31 W4 N2 U4L4 W8 D4L4 W4 S18 S14 W28 N14 W5 U3L3 W9 D3L3 S8 W23 S5 D4L4 S6 D4R4 S5 E23 S14 E2 S2 D3R3 E7 U3R3 N2 E17 E38 S1 S5 E5 E7 U5R5 N1 E4 U21R20 U10L22 $FHS=[ORIG=90,-80] N9 E4 N3 W4 N21 E4 N9 W4 N22 E4 N3 W4 N9 W24 S9 W4 S3 E4 S11 W4 S3 E4 S13 W4 S3 E4 S8 W20 S20 E3 N4 E8 S4 E3 N4 E6 S10 E24 $FUS=[ORIG=-138,-18] U21R20 U10L22 W22 N7 E3 N8 W3 N13 W15 S28 W4 S31 E22 S1 D5R5 E7 U5R5 N1 E4 $UDG=[ORIG=-115,-96] N47 W41 S47 E41 $BAS=[ORIG=138,-30] N12 W7 N16 E7 N15 W34 S32 S11 E34 $FGR=[ORIG=104,-1] S4 E34 N33 W34 S29 $FHS=[ORIG=-14,-98] N15 W11 N8 W4 S5 W26 N5 W4 S5 W10 S18 E55 $FCP=[ORIG=84,2] E20 N27 W20 S27 $FSP=[ORIG=-41,-15] W28 S14 E28 N14 $PTO=[ORIG=-7,0] N28 W10 S28 E10

LAND DESCRIPTION

TOTAL OB/XF 77,197

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	3.00	40,000.00	120,000.00	120,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 11.49 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/14/2025 BY SYS

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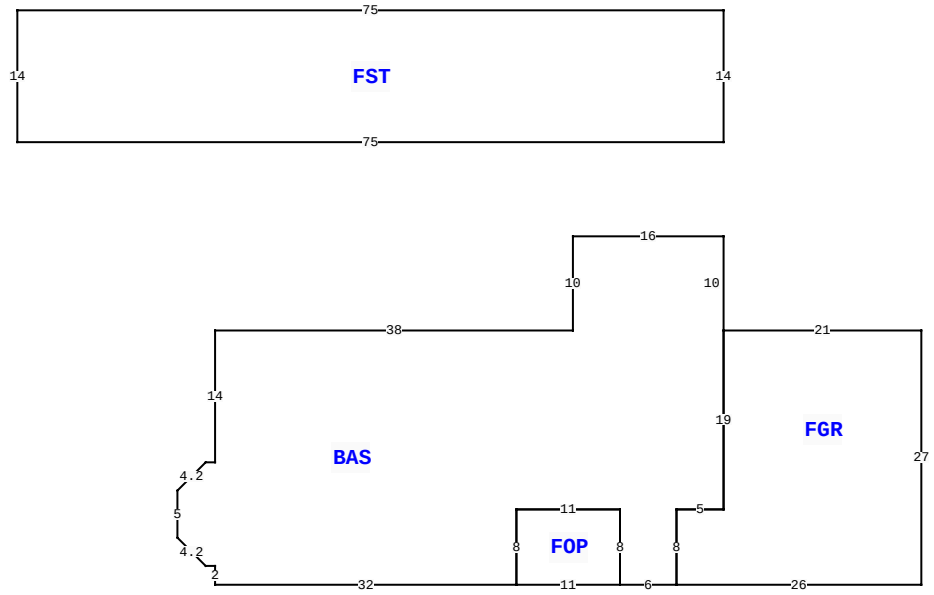
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		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	1,525	100		1,525	105,409
FGR	607	55		334	23,087
FOP	88	30		26	1,797
FST	1,050	55		578	39,952
TOTALS	3,270			2,463	170,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	110.2080	123.43	304,008	2001	2001	20	0	0	24.00	56.00

2 SINGLE FAM 0% - 2022 Heated Area: 1525 HX Base Yr 2022



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GRANTOR: RICHARD R & JESSICA J						
GRANTEE: JAMES & SHELLEY J G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W16 S10 W38 S14 W1 L3 D3 S5 D3 R3 E1 S2 E32 FOP= E11 N8 W11 S8$ N8 E11 S8 E6 FGR= E26 N27 W21 S19 W5 S8$ N8 E5 N19$ PTR= N20 FST= N14 W75 S14 E75$ S20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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