

LOT 7, SUWANNEE RIVER DOWNS S/D
LOT 7 SUWANNEE RIVER DOWNS, RUN
556.65 FT, N 468.46 FT, W 159 FT

WINDHAM KALEB/WINDHAM RACHEL
239 SW MUFFIN CT
LAKE CITY, FL 32024

2026

32-3S-16-02431-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 3														
Exterior Wall	26	ALM SIDING 100	0800	02	728	108.9000	65.34	47,568	1988	1988	0	0	0	60.00	40.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 2020														Heated Area: 728 HX Base Yr 2020												
Roof Cover	01	MINIMUM 100	BAS														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 3 Tax Dist:												
Interior Floo	14	CARPET 90															BUILDING MARKET VALUE 116,101												
Interior Floo	08	SHT VINYL 10															TOTAL MARKET OB/XF VALUE 36,700												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 82,800												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 172,106												
Bedrooms	2	100															SOH/AGL Deduction 39,599												
Bathrooms	1.5	100															ASSESSED VALUE 132,507												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Architectual Units	01	CONV 100 0 100															BASE TAXABLE VALUE 81,785												
			TOTAL JUST VALUE 235,601																										
			NCON VALUE 0																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 235,601																										
			SALE:9:1: 3 PARCELS - 1 DEED																										
			SALE:8:1: SALE ALSO INCLUDES PARCELS 02431-001 &																										
			SALE:2:1: 3 PARCELS - 1 DEED																										
			SALE:1:1: SALE ALSO INCLUDES PARCEL 2431-106 & 107																										
Quality	05	05	PERMIT NUM DESCRIPTION AMT ISSUED																										
DOR CODE	5000IMPROVED AG		32648 M H 657 01/27/2015																										
MAP NUM			31748 M H 576 02/14/2014																										
NEIGHBORHOOD/LOC	32316.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	728	100		728	19,027																								
TOTALS			728		728	19,027																							
EXTRA FEATURES						239 SW MUFFIN CT, LAKE CITY																							
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												
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600													
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200													
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800													
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500													
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200													
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200													
8	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000													
9	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2024	2023		100	18,000													
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200													
LAND DESCRIPTION						TOTAL OB/XF 36,700																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.04	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,800												
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500												
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005												
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	67,500												
REVIEW DATE 06/27/2023 BY KS Total Acres: 11.04 Total Land Value: 19,305 Market: 67,500 Agricultural: 4,005 Common: 15,300 PRINTED 10/07/2025 BY SYS																													

LOT 7, SUWANNEE RIVER DOWNS S/D
LOT 7 SUWANNEE RIVER DOWNS, RUN
556.65 FT, N 468.46 FT, W 159 FT

WINDHAM KALEB/WINDHAM RACHEL
239 SW MUFFIN CT
LAKE CITY, FL 32024

2026

32-3S-16-02431-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100
Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,620	100
TOTALS		1,620 97,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,620	115.9000	108.95	176,499	2006	2006	0	0	45.00	55.00
2 MANUF 1		100% - 2020			Heated Area: 1620			HX Base Yr 2020			
27 60 27 60 BAS											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025

MLU
