

COMM NW COR OF NE1/4 OF NW1/4, F
194.14 FT, S 278.90 FT, W 218.23
TO POB.

SANDERS KELLI/SANDERS LEON E
1139 SW WENDY TER
LAKE CITY, FL 32025

2026

33-4S-17-08940-003



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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		33417.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	315	100		315	27,469
BAS	1,539	100		1,539	134,207
FOP	130	30		39	3,401
FSP	168	40		67	5,843
FST	90	55		50	4,360
TOTALS	2,242			2,010	175,280

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0	100	18	24	432.00	UT	0.75	0.75
3	0166	CONC, PAVMT	0	100	0	0	520.00	UT	0.60	0.60
4	0166	CONC, PAVMT	0	100	13	24	312.00	UT	1.12	1.12
5	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00
6	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	100		A-1	0.00	0.00	1.12	AC

REVIEW DATE 07/11/2017 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,010	119.7900	134.16	269,662	1977	1990	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2014 Heated Area: 1854 HX Base Yr 2014												
1139 SW WENDY TER, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

TOTAL OB/XF												
17,133												

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17,133												

Total Acres: 1.12 Total Land Value: 15,680 Market: 0 Agricultural: 0 Common: 15,680

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,280	
TOTAL MARKET OB/XF VALUE		17,133	
TOTAL LAND VALUE - MARKET		15,680	
TOTAL MARKET VALUE		208,093	
SOH/AGL Deduction		61,952	
ASSESSED VALUE		146,141	
TOTAL EXEMPTION VALUE		HX HB 13 146,141	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		208,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043042	Roof Replacement	19,587	10/26/2021
25596	MAINT/ALTR	30	03/07/2007
25225	GARAGE	110	11/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/0542	12/17/2013	WD	Q	I	01	143,000
GRANTOR: NORMAN & AMANDA MCMUR						
GRANTEE: KELLI & LEON E SAND						
1069/1499	12/16/2005	WD	Q	I		160,000
GRANTOR: JOCOBOWITZ						
GRANTEE: NORMAN & AMANDA MCM						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W10 FSP= N12 W14 S12 E14\$ W47 S27 E26 FOP= S5E26 N5 W26\$ E31 BAS= E15 N21 W15 S21\$ N21 FST= E15 N6W15S6\$ N6\$.												

TOTAL OB/XF												
17,133												

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