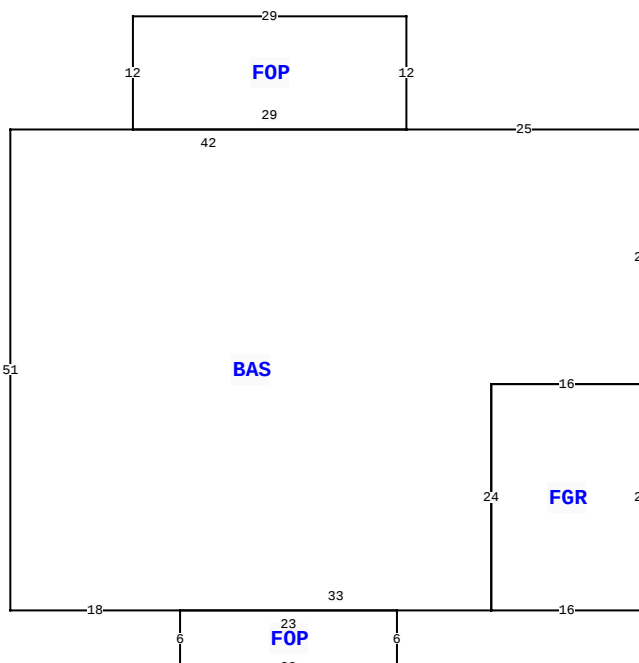


MARKHAM THOMAS LARRY
1241 SW WENDY TER
LAKE CITY, FL 32025

33-4S-17-08940-004

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	19	COMMON BRK 100					0100	01	3,389	116.8500	130.87	443,518	2008	2008	0	0	17.00	83.00	STANDARD												
Roof Structure	08	IRREGULAR 100					1 SINGLE FAM 100% - 2023 Heated Area: 3033 HX Base Yr 2023												Tax Group: 3 Tax Dist:												
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE 368,120												
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 48,400												
Interior Floor	15	HARDTILE 80																	TOTAL LAND VALUE - MARKET 468,135												
Interior Floor	12	HARDWOOD 20																	TOTAL MARKET VALUE 449,868												
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction 35,694												
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE 414,174												
Bedrooms		3 100																	TOTAL EXEMPTION VALUE HX HB 50,722												
Bathrooms		3 100																	BASE TAXABLE VALUE 363,452												
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE 884,655												
Stories	1.	1. 100																	NCON VALUE 0												
Architectual Units	05	CONV 100 0 100																	INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE 889,090												
Quality	05	05																													
DOR CODE	5000 IMPROVED AG																														
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	3,033	100		3,033	329,451																										
FGR	384	55		211	22,920																										
FOP	138	30		41	4,454																										
FOP	348	30		104	11,296																										
TOTALS	3,903			3,389	368,120																										
EXTRA FEATURES						1241 SW WENDY TER, LAKE CITY										BLD DATE				LGL DATE				04/10/2025 MLU							
																XF DATE				LAND DATE											
																INC DATE				AG DATE											
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	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800																
2	0040	BARN, POLE	0 100	48	25	1,200.00	UT	5.00	5.00	100	2007	2007	3	100	6,000																
3	0166	CONC, PAVMT	0 100	0	0	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320																
4	0297	SHED CONCR	0 100	12	18	216.00	UT	2.31	2.31	100	0	0	3	100	499																
5	0070	CARPORT UF	0 100	13	20	260.00	UT	1.05	1.05	100	0	0	3	100	273																
6	0040	BARN, POLE	0 100	36	12	1.00	UT	0.00	0.00	100	0	0	3	100	100																
7	0294	SHED WOOD/	0 100	8	12	96.00	UT	14.00	14.00	100	2007	2007	3	100	1,344																
8	0031	BARN, MT AE	0 100	28	52	1,458.00	UT	18.00	18.00	100	2007	2007	3	100	26,244																
9	0166	CONC, PAVMT	0 100	0	0	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320																
10	0040	BARN, POLE	0 100	40	70	2,800.00	UT	5.00	5.00	75	2017	2017	3	75	10,500																
LAND DESCRIPTION						TOTAL OB/XF										48,400															
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	103.03	AC		1.00	1.00	1.00	280.00	280.00	28,848														
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	103.03	AC		1.00	1.00	1.00	4,500.00	4,500.00	463,635														
REVIEW DATE	12/02/2021	BY	CP	Total Acres: 104.03		Total Land Value: 33,348		Market: 463,635		Agricultural: 28,848		Common: 4,500		PRINTED 11/19/2025 BY SYS																	