BEG AT NW COR OF SE1/4 OF NW1/4, 99.23 FT, S 4 DEG E 97 FT, N 88 FT, S 5 DEG W 26 6.71 FT, N 84 D

HOWELL EMILY
1347 SW WENDY TER
LAKE CITY, FL 32025

2026

33-4S-17-08946-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

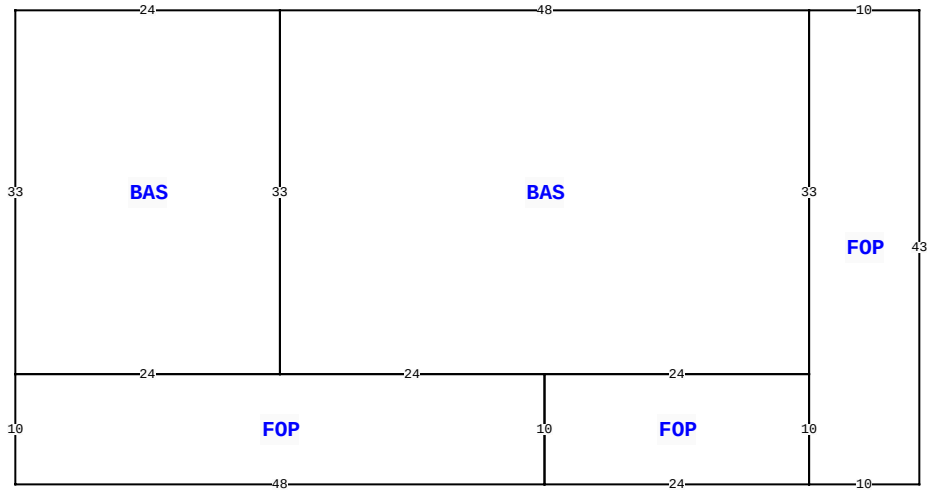
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	792	100		792	44,901
BAS	1,584	100		1,584	89,801
FOP	240	30		72	4,082
FOP	430	30		129	7,313
FOP	480	30		144	8,164
TOTALS	3,526			2,721	154,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	77.8752	87.22	237,326	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2376 HX Base Yr 2016



1347 SW WENDY TER, 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		154,262
TOTAL MARKET OB/XF VALUE		5,920
TOTAL LAND VALUE - MARKET		28,420
TOTAL MARKET VALUE		188,602
SOH/AGL Deduction		91,132
ASSESSED VALUE		97,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,748
TOTAL JUST VALUE		188,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053426	Storage Building	50,000	06/23/2025
000053175	Right-of-Way Acce		05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/0416	4/17/2015	WD	U	I	30	100
GRANTOR: BETTY S JONES						
GRANTEE: EMILY HOWELL						
1212/1533	3/28/2011	WD	U	I	30	100
GRANTOR: GARY N GERKE						
GRANTEE: BETTY S JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 BAS= W24 S33 E24 N33$ S33 FOP= W24 S10 E48 N10 W24$ E24 FOP= S10 E24 N10 W24$ E24 FOP= S10 E10 N43 W10 S33$ N33$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	110	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
4	0060	CARPORT F	0	100	24	30	720.00	UT	3.50	3.50	100	2017	2017	3	100	2,520	
5	0296	SHED METAL	0	100	24	30	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
6	0166	CONC,PAVMT	0	100	8	30	240.00	UT	2.00	2.00	100	2017	2017	3	100	480	

LAND DESCRIPTION

TOTAL OB/XF 5,920

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		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,420							

REVIEW DATE 07/11/2017 BY DF Total Acres: 2.03 Total Land Value: 28,420 Market: 0 Agricultural: 0 Common: 28,420 PRINTED 09/30/2025 BY SYS