S1/2 OF SW1/4 & SW1/4 OF SE1/4.
392-517, 502-579, 761-769 THRU 7

COLUMBIA COUNTY, FLORIDA
P O DRAWER 1529
LAKE CITY, FL 32056

2026

34-2S-16-01858-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

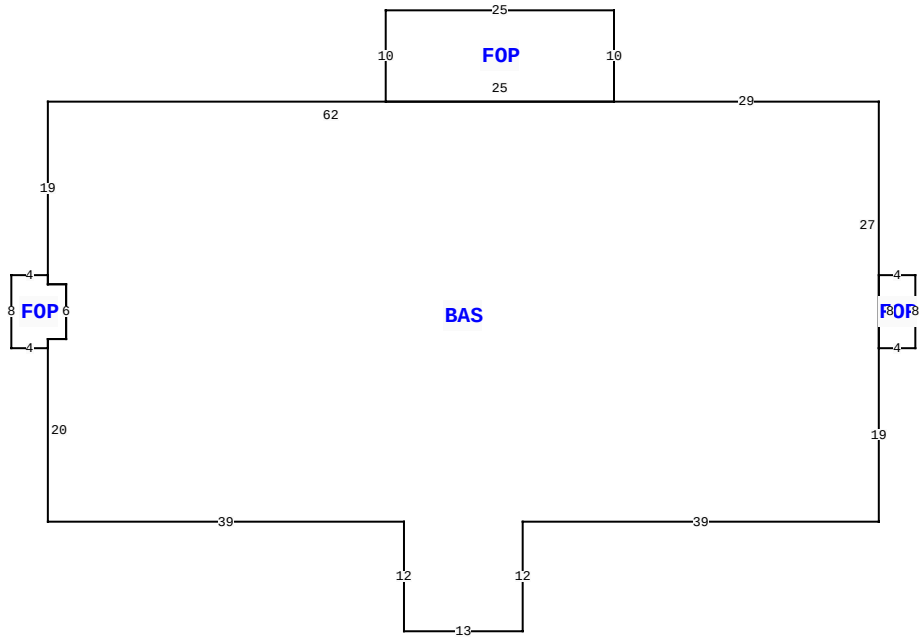
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,330	100		4,330	154,882
FOP	32	30		10	358
FOP	44	30		13	465
FOP	250	30		75	2,683
TOTALS	4,656			4,428	158,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	4,428	101.9082	55.03	243,673	1999	1999	0	0	0	35.00	65.00

1 REC FACIL 0% - 0 Heated Area: 4330 HX Base Yr



1324 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,387
TOTAL MARKET OB/XF VALUE		12,676
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		531,063
SOH/AGL Deduction		0
ASSESSED VALUE		531,063
TOTAL EXEMPTION VALUE	03	531,063
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		531,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19261	PUMP/UTPOL	0	02/22/2002
15203	COUNTY	0	03/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
392/517	12/01/1977	QC	U	I	11	429

GRANTOR: BELVIN MATTIE
GRANTEE: OOSTERHOUDT FRANK S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N10 W25 S10 E25$ W62 S19 FOP= W4 S8 E4 N1 E2 N6 W2 N1$ S1 E2 S6 W2 S20 E39 S12 E13 N12 E39 N19 FOP= E4 N8 W4 S8$ N27$.

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	0040	BARN,POLE	0	0	18	56	1,008.00	UT	5.00	5.00	100	0	0	3	100	5,040	
2	0166	CONC,PAVMT	0	0	0	0	1,224.00	UT	1.50	1.50	100	1999	1999	3	100	1,836	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 12,676

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	8600	C	COUNTY	0		00	0.00	0.00	120.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	360,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 120.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 10/09/2025 BY SYS