

COMM 906.82 FT S OF NW COR OF
SEC FOR A POB, RUN E 310 FT, S
191.46 FT, W 310 FT TO W LINE

WYNNE KATHY J
118 SW KINGWOOD PL
LAKE CITY, FL 32024

2026

35-4S-16-03282-014



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN 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
Frame	01	NONE	100
Stories	1.5	1.5	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	01
NEIGHBORHOOD/LOC		35416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	816	100	
FCP	270	25	
FOP	24	30	
FOP	128	30	
UGR	360	45	
UST	504	45	
TOTALS	2,102		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,318	134.0976	150.19	197,950	1977	1977	0	0	0 35.00	65.00
1 SINGLE FAM			100% - 2018	Heated Area: 816				HX Base Yr 2018			
The site map illustrates a property layout with several distinct areas and their dimensions. The areas are labeled in blue text: FOP (Front Office Plaza), UGR (Unimproved Grounds), BAS (Base Area), FCP (Front Court Plaza), and UST (Unimproved Site). The dimensions are as follows: FOP is 16x8; UGR is 20x18; BAS is 21x21; FCP is 27x10; and UST is 28x18. The overall lot dimensions are 100x150. The map also shows a 100% ownership stake and a 2018 base year for the HX (Heated Area).											
BLD DATE			LGL DATE								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0166	CONC, PAVMT	0 100	0	0	600.00	UT	2.00	2.00	100	1993
3	0258	PATIO	0 100	20	20	400.00	UT	2.50	2.50	100	1993
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2019
5	0214	GRN HOUSE	0 100	0	0	1.00	UT	0.00	0.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.03	AC	1.00

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										128,668		
TOTAL MARKET OB/XF VALUE										4,900		
TOTAL LAND VALUE - MARKET										14,420		
TOTAL MARKET VALUE										147,988		
SOH/AGL Deduction										59,046		
ASSESSED VALUE										88,942		
TOTAL EXEMPTION VALUE					HX HB					50,722		
BASE TAXABLE VALUE										38,220		
TOTAL JUST VALUE										147,988		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										147,988		
SALE:1:1: (DAUGHTER) \$.60 STAMPS												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1342/1189		7/31/2017		WD	Q	I	01	95,000				
GRANTOR: MELVIN E & TERRI D BA												
GRANTEE: KATHY J WYNNE												
0756/0977		1/01/1992		WD	Q	I	02	0				
GRANTOR: DON DOCKERY												
GRANTEE: TERRI BASS												
BUILDING NOTES												

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W34 FOP= N5 W16 S8 E16 N3\$ S3 UGR= W18 S20E18 N20\$ S21											
E18 FOP= S4E6 N4 W6\$E16 N3 FCP= E10 N27 W10 S27\$ N21\$ PTR=N10											
UST= E18 N28 W18 S28\$ S10\$.											
OTHER ADJUSTMENTS AND NOTES											
YEAR											
DENSITY											
DECL											
FRZ											
YR											
CONSRV											