BEG NW COR OF NE1/4 OF SE1/4, E
COR OF NE1/4 OF SE1/4, S 462.10
FT, W 652.08 FT, N 280.92 FT TO

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY,
P O BOX 1529
LAKE CITY, FL 32056

2026

03-5S-16-03464-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

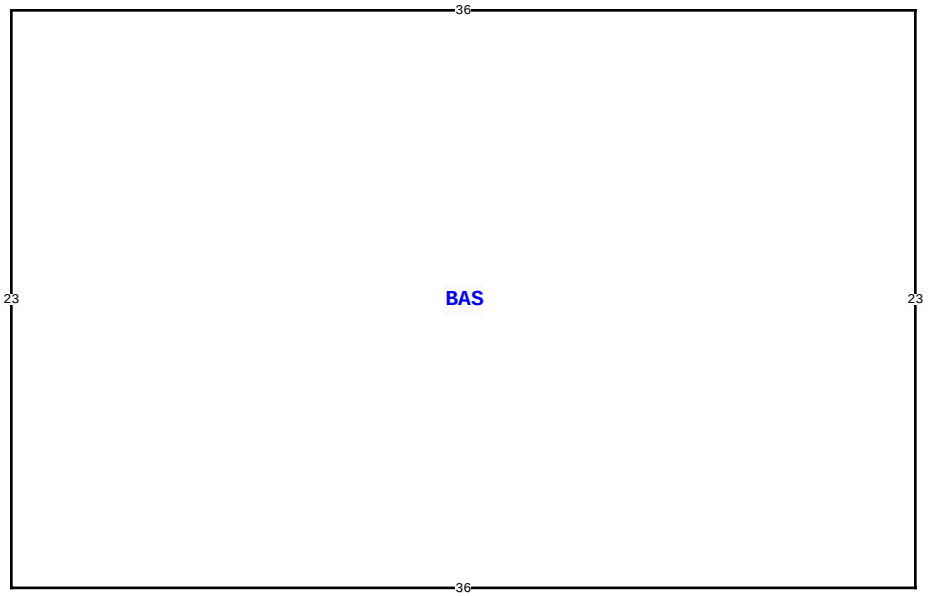
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	65,511
TOTALS	828			828	65,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	828	100.0000	92.00	76,176	2018	2018	0	0	0	14.00	86.00

1 MODULAR 1 0% - 0 Heated Area: 828 HX Base Yr



172 SW WINSTON PL, 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		65,511
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,270
TOTAL MARKET VALUE		155,781
SOH/AGL Deduction		0
ASSESSED VALUE		155,781
TOTAL EXEMPTION VALUE	03	155,781
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		155,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0246	8/12/2016	WD	U	V	18	0

GRANTOR: SCHOOL BOARD OF COLUM

GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 E36 N23$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,270							

REVIEW DATE 02/06/2026 BY KS Total Acres: 10.03 Total Land Value: 90,270 Market: 0 Agricultural: 0 Common: 90,270 PRINTED 03/25/2026 BY SYS