LOT 9 & W 25 FT LOT 10 BLOCK 4 L
UNIT 1.

WINKLEMAN DONALD J
569 SW ARREDONDO PLACE
LAKE CITY, FL 32025

2027

06-4S-17-07864-000

BUILDING CHARACTERISTICS

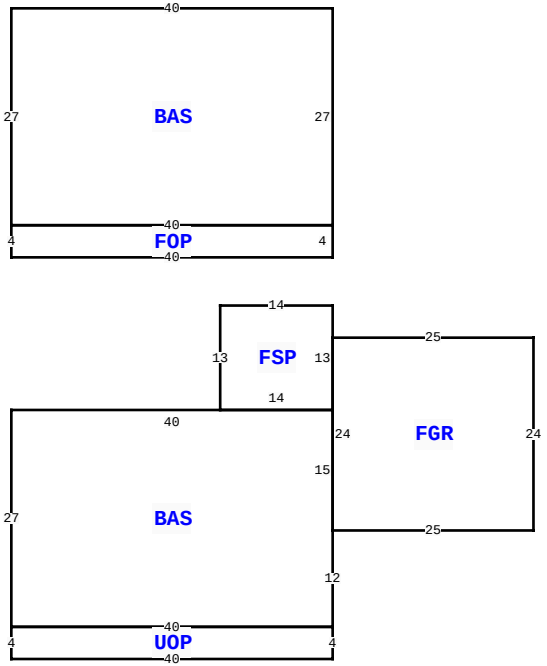
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	93,562
BAS	1,080	100		1,080	93,562
FGR	600	55		330	28,588
FOP	160	30		48	4,158
FSP	182	40		73	6,324
UOP	160	20		32	2,772
TOTALS	3,262			2,643	228,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,643	121.1672	133.28	352,259	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2160 HX Base Yr 2012



569 SW ARREDONDO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,425.00	UT	3.00	3.00	100	0	0	3	100	4,275	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	210	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0280	POOL R/CON	0	100	11	23	253.00	UT	70.00	70.00	100	2015	2015	3	79	13,991	
5	0282	POOL ENCL	0	100	23	35	805.00	UT	15.00	15.00	100	2015	2015	3	49	5,917	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		228,968
TOTAL MARKET OB/XF VALUE		24,693
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		272,161
SOH/AGL Deduction		109,359
ASSESSED VALUE		162,802
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,391
TOTAL JUST VALUE		272,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
307	MAINT/ALTR	0	05/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1349	2/10/2023	LE	U	I	14	100
GRANTOR: WINKLEMAN DONALD J						
GRANTEE: WINKLEMAN DONALD JO						
1201/2103	3/03/2011	WD	Q	I	01	135,000
GRANTOR: BEVERLY P GIORDANO						
GRANTEE: DONALD J & DIANE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 UOP= S4 E40 N4 W40$ E40 N12 FGR= E25 N24 W25 S24$ N15$ FSP= N13 W14 S13 E14$ PTR=N50 BAS= W40 S27 FOP= S4 E40 N4 W40 $ E40 N27$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 24,693

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		*RSF-2	125.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DR Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS