LOTS 1 & 2 WESTWIND ESTATES.

979-1744, WD 1006-224, PB 1109-1

SHUMAN RONNIE
205 SW MADISON CT
LAKE CITY, FL 32024

2027

07-4S-16-02791-101

BUILDING CHARACTERISTICS

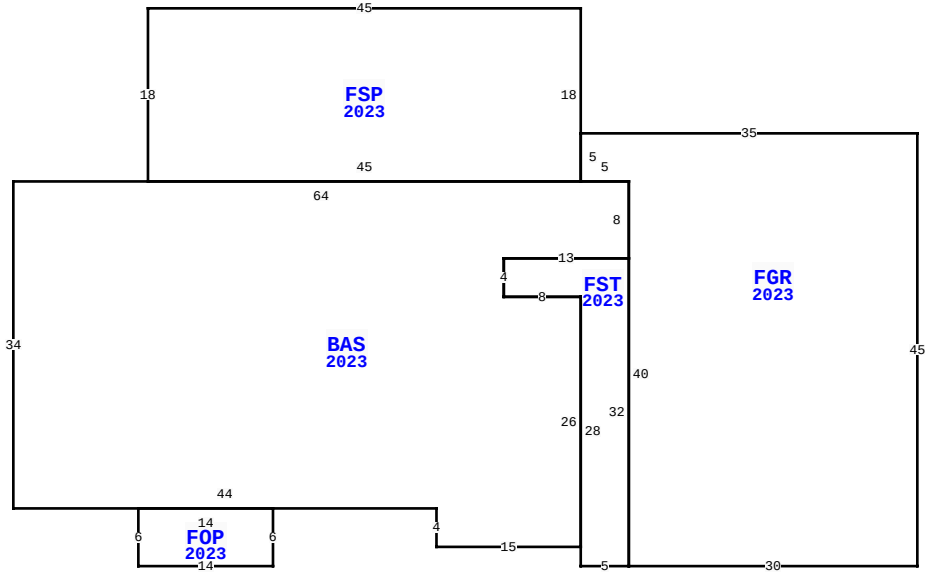
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2023	2,074	235,459
FGR	1,375	55	2023	756	85,828
FOP	84	30	2023	25	2,838
FSP	810	40	2023	324	36,783
FST	192	55	2023	106	12,034
TOTALS	4,535			3,285	372,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,285	106.4000	117.04	384,476	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 2074 HX Base Yr 2026



205 SW MADISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		372,942
TOTAL MARKET OB/XF VALUE		35,260
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		419,722
SOH/AGL Deduction		0
ASSESSED VALUE		419,722
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		318,311
TOTAL JUST VALUE		498,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045982	New Residential C	52,000	11/23/2022
000042805	New Residential C	420,000	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2509	10/16/2025	LE	U	I	14	100
GRANTOR: KUBEKRA BETH AS TRUST						
GRANTEE: SHUMAN RONNIE (ENH						
1411/0674	5/07/2020	WD	Q	V	03	90,000
GRANTOR: JAY S DAVIS						
GRANTEE: BETH KUBERKA AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=104,10] W64 S34 E44 S4 E15 N26 W8 N4 E13 N8 $
FGR=[YR=2023;ORIG=134,5] W35 S5 E5 S40 E30 N45 $
FSP=[YR=2023;ORIG=99,-8] W45 S18 E45 N18 $
FST=[YR=2023;ORIG=104,18] W13 S4 E8 S28 E5 N32 $
FOP=[YR=2023;ORIG=53,44] E14 S6 W14 N6 $
.

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	0030	BARN,MT	0	100	85	40	3,400.00	UT	10.00	10.00	100	2021	2020		100	34,000	
2	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 35,260

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 02/13/2024 BY KS Total Acres: 10.00 Total Land Value: 11,520 Market: 81,000 Agricultural: 2,520 Common: 9,000 PRINTED 11/17/2026 BY SYS