LOT 3 WESTWIND ESTATES.
979-1744, WD 999-1285, WD 1060-6

PLATT DONALD/PLATT ANNA
247 SW MADISON CT
LAKE CITY, FL 32024

2026

07-4S-16-02791-103

BUILDING CHARACTERISTICS

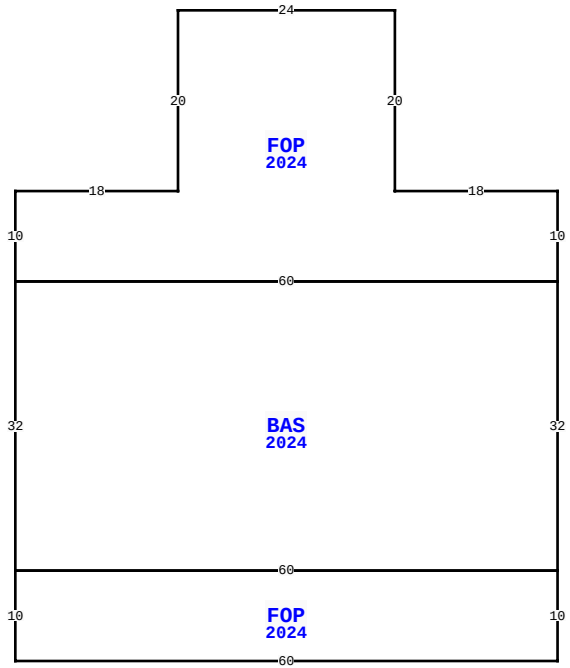
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
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	1,920	100	2024	1,920	235,087
FOP	600	30	2024	180	22,039
FOP	1,080	30	2024	324	39,671
TOTALS	3,600			2,424	296,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,424	111.5500	124.94	302,855	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1920 HX Base Yr 2024



247 SW MADISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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		296,798
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,798
SOH/AGL Deduction		66,100
ASSESSED VALUE		285,698
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,287
TOTAL JUST VALUE		351,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045732	New Residential C	398,000	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1339	8/14/2022	WD	U	V	11	0
GRANTOR: MARLOWE ANNA LISA FKA						
GRANTEE: PLATT DONALD						
1359/0727	4/27/2018	WD	Q	V	01	47,000
GRANTOR: AUSTIN & SAMANTHA LAW						
GRANTEE: ANNA LISA MARLOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S32 E60 N32 W60 $
FOP=[YR=2024;ORIG=70,42] S10 E60 N10 W60 $
FOP=[YR=2024;ORIG=88,-20] S20 W18 S10 E60 N10 W18 N20 W24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/13/2024 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/08/2026 BY SYS