LOT 8 WESTWIND ESTATES.

ORB 979-1744, WD 1012-47,

JUSTICE RONALD R/JUSTICE CONNIE S
529 SW MADISON CT
LAKE CITY, FL 32024

2027

07-4S-16-02791-108

BUILDING CHARACTERISTICS

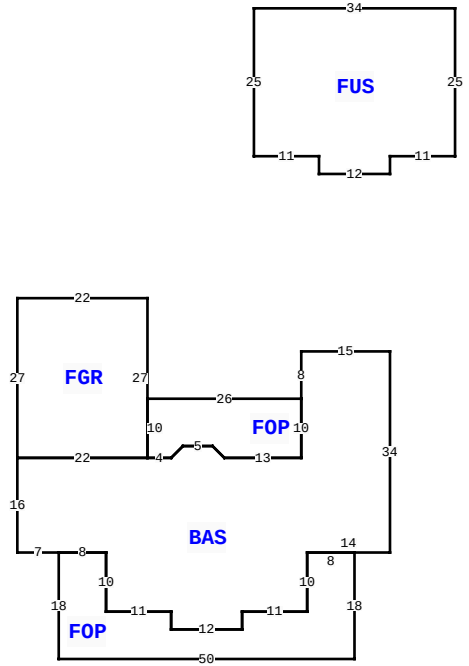
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,668	100		1,668	175,374
FGR	594	55		327	34,381
FOP	246	30		74	7,780
FOP	524	30		157	16,507
FUS	886	100		886	93,154
TOTALS	3,918			3,112	327,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,112	116.5673	128.22	399,021	2013	2013	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2014 Heated Area: 2554 HX Base Yr 2014



529 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		327,197
TOTAL MARKET OB/XF VALUE		33,240
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		426,437
SOH/AGL Deduction		105,543
ASSESSED VALUE		320,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,483
TOTAL JUST VALUE		426,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30297	SFR	1,073	07/17/2012
27724	STORAGE	250	04/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/2211	5/28/2010	WD	U	V	16	100
GRANTOR: RONALD & CONNIE JUSTI						
GRANTEE: RONALD & CONNIE JUS						
1121/1108	6/06/2007	WD	Q	V		105,000
GRANTOR: JACOB MATHEWS						
GRANTEE: RONALD & CONNIE JUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S8 FOP= W26 S10 E4 R2 U2 E5 D2 R2 E13 N10$ S10 W13 L2 U2 W5 D2 L2 W4 FGR= N27 W22 S27 E22$ W22 S16 E7 FOP= S18 E50 N18 W8 S10 W11 S3 W12 N3 W11 N10 W8$ E8 S10 E11 S3 E12 N3 E11 N10 E14 N34$ PTR= N30 FUS= N3 E11 N25 W34 S25 E11 S3 E12$ S30$.

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	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	11.00	11.00	100	2009	2009	3	100	26,400	
2	0166	CONC,PAVMT	0	100	20	21	420.00	UT	2.00	2.00	100	2013	2013	3	100	840	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 33,240

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	1.20	55,000.00	66,000.00	66,000							

REVIEW DATE 02/13/2024 BY JB Total Acres: 5.21 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/17/2026 BY SYS