LOT 11 WESTWIND ESTATES.

979-1744, WD 1035-2112, WD 1211-

BUCHANAN CONSTANCE M
410 SW MADISON CT
LAKE CITY, FL 32024

2027

07-4S-16-02791-111

BUILDING CHARACTERISTICS

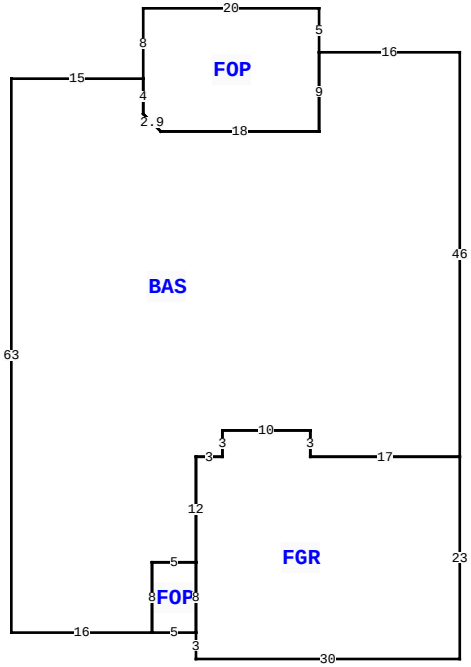
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	7416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100		2,473	317,652
FGR	720	55		396	50,866
FOP	40	30		12	1,542
FOP	278	30		83	10,661
TOTALS	3,511			2,964	380,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,964	121.6380	133.80	396,583	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2473 HX Base Yr 2022



410 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	380,720
TOTAL MARKET OB/XF VALUE	36,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	471,720
SOH/AGL Deduction	32,075
ASSESSED VALUE	439,645
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	388,234
TOTAL JUST VALUE	471,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	478,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049157	Electrical Servic	0	02/05/2024
000041494	New Residential C	300,000	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0213	9/16/2020	WD	Q	V	01	47,500
GRANTOR: MARVIN D & PATRICIA G						
GRANTEE: CONSTANCE M BUCHANA						
1211/0668	3/15/2011	WD	U	V	14	100
GRANTOR: MARVIN D & PATRICIA G						
GRANTEE: MARVIN D & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,11] S63 E16 N8 E5 N12 E3 N3 E10 S3 E17 N46 W16 S9 W18 U2L2 N4 W15 $
FOP=[ORIG=85,11] S4 D2R2 E18 N9 N5 W20 S8 $
FOP=[ORIG=86,66] S8 E5 N8 W5 $
FGR=[ORIG=91,54] S12 S8 S3 E30 N23 W17 N3 W10 S3 W3 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,700.00	1,700.00	100	2025	2024		100	1,700	
5	0030	BARN,MT	0	100	30	50	1.00	UT	24,000.00	24,000.00	100	2025	2024		100	24,000	
6	0252	LEAN-TO W/	0	100	12	50	1.00	UT	2,100.00	2,100.00	100	2025	2024		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 36,000

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 03/23/2026 BY robin Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS