LOT 13 WESTWIND ESTATES.

979-1744, WD 1019-2594, WD 1416-

TRUJILLO BRIAN HOWARD/TRUJILLO HEATHER ALYSSA
304 SW MADISON CT
LAKE CITY, FL 32024

2027

07-4S-16-02791-113

BUILDING CHARACTERISTICS

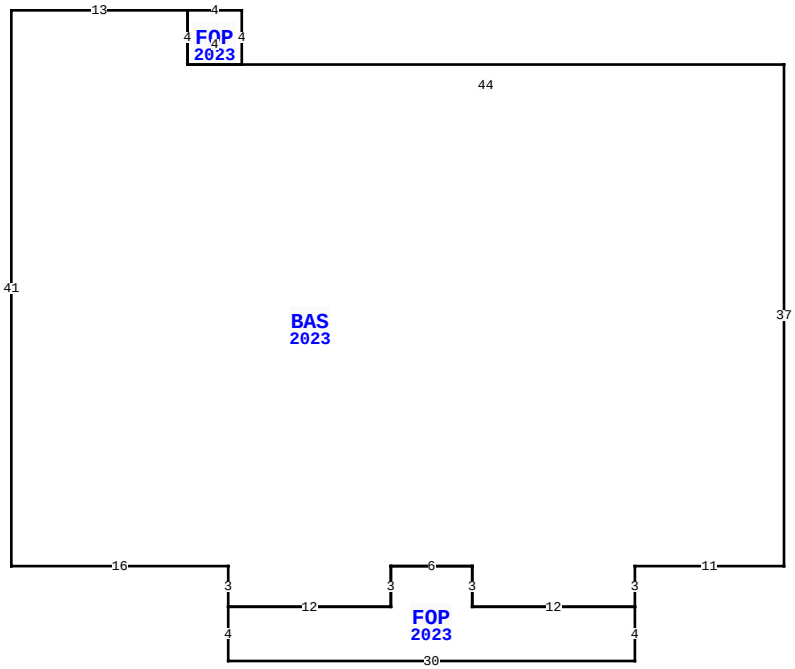
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	2,233	100	2023	2,233	278,050
FOP	16	30	2023	5	623
FOP	138	30	2023	41	5,105
TOTALS	2,387			2,279	283,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	117.6120	129.37	294,834	2022	2022	0	0	0	3.75	96.25

1 SINGLE FAM 100% - 2023 Heated Area: 2233 HX Base Yr 2023



304 SW MADISON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,778
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,878
SOH/AGL Deduction		5,374
ASSESSED VALUE		334,504
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,093
TOTAL JUST VALUE		339,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042875	New Residential C	251,975	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1191	7/31/2020	WD	Q	V	01	45,000
GRANTOR: GEORGE PUSKAS II						
GRANTEE: BRIAN HOWARD & HEAT						
1019/2594	6/29/2004	WD	Q	V		48,900
GRANTOR: WESTWIND ESTATES						
GRANTEE: GEORGE PUSKAS II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,-20] W44 N4 W13 S41 E16 S3 E12 N3 E6 S3 E12 N3 E11 N37 $
FOP=[YR=2023;ORIG=19,20] W12 N3 W6 S3 W12 S4 E30 N4 $
FOP=[YR=2023;ORIG=-14,-24] E4 S4 W4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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