LOT 13 COUNTRY LANDINGS S/D.

820-229, 946-782, 997-962, WD 10

BIXLER TIMOTHY ALBERT/BIXLER LISA ELLEN
1008 WOODSIDE DRIVE
WILDWOOD, FL 34785

2027

07-4S-17-08106-113

BUILDING CHARACTERISTICS

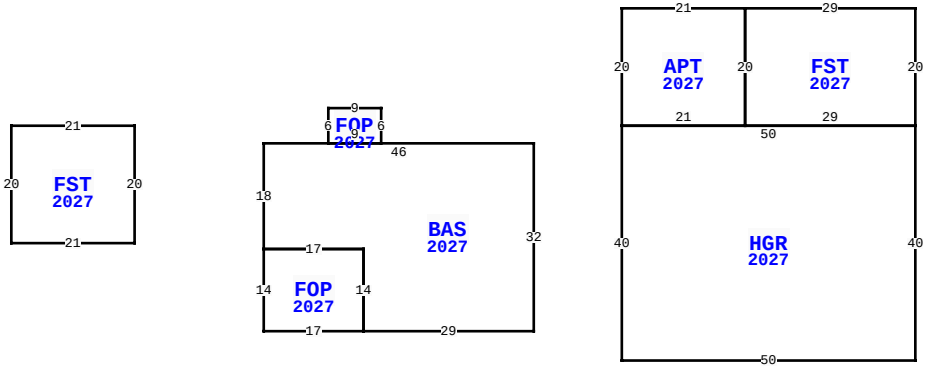
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 1
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	420	100	2027	420	28,833
BAS	1,234	100	2027	1,234	84,714
FOP	54	30	2027	16	1,098
FOP	238	30	2027	71	4,874
FST	420	55	2027	231	15,858
FST	580	55	2027	319	21,899
HGR	2,000	45	2027	900	61,785
TOTALS	4,946			3,191	219,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,191	62.4100	68.65	219,062	2026	2026	0	0	0	-0.01	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1654 HX Base Yr



266 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1,230.00	UT	3.50	3.50	100	2027	2026		100	4,305	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,062
TOTAL MARKET OB/XF VALUE	4,305
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	258,367
SOH/AGL Deduction	0
ASSESSED VALUE	258,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,367
TOTAL JUST VALUE	258,367
NCON VALUE	223,367
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054697	New Residential C	175,000	12/17/2025
000054642	New Residential C	151,000	12/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/728	5/11/2023	WD	Q	V	01	38,000
GRANTOR: RIGDON RODNEY A						
GRANTEE: BIXLER TIMOTHY ALBE						
1420/2789	10/02/2020	WD	Q	V	01	26,000
GRANTOR: DEL SCHIER						
GRANTEE: RODNEY A RIGDON						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[YR=2027;ORIG=15,22] E50 N40 W50 S40 $
BAS=[YR=2027;ORIG=0,-15] W46 S18 E17 S14 E29 N32 $
FST=[YR=2027;ORIG=36,-38] E29 S20 W29 N20 $
FST=[YR=2027;ORIG=-89,-18] E21 S20 W21 N20 $
APT=[YR=2027;ORIG=15,-38] E21 S20 W21 N20 $
FOP=[YR=2027;ORIG=-46,3] E17 S14 W17 N14 $
FOP=[YR=2027;ORIG=-35,-21] E9 S6 W9 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,305

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	0		RSF-1	116.00	187.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/18/2026 BY HC Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS