COMM AT SE COR OF SEC RUN W 659. FT, W 988.91 FT FOR POB, CONT W 884.60 FT, E 494.68 FT, S 884.61

WENDEL PAUL LEO JR/WENDEL GLADYS AUDREY
472 SW SAPLING GLN
LAKE CITY, FL 32024

2027

09-5S-16-03499-005

BUILDING CHARACTERISTICS

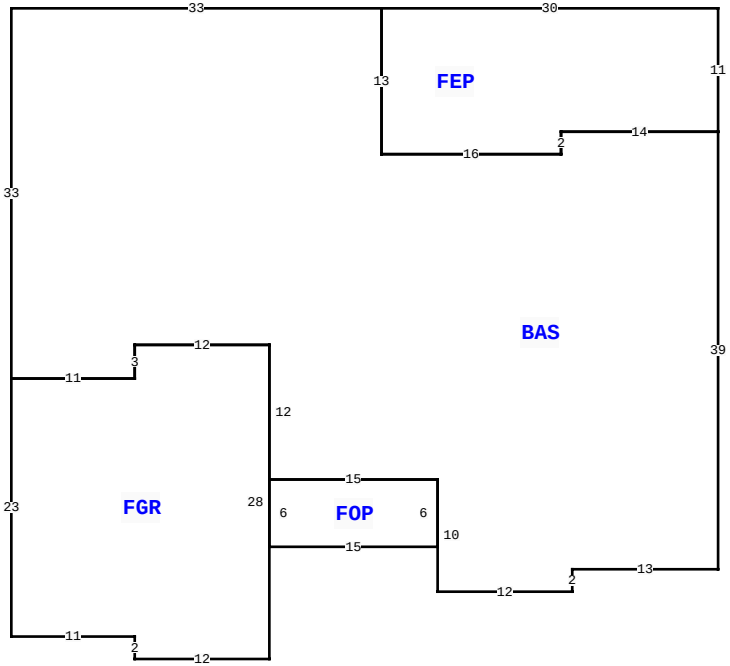
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100		2,265	256,925
FEP	362	80		290	32,896
FGR	589	55		324	36,752
FOP	90	30		27	3,063
TOTALS	3,306			2,906	329,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,906	127.3125	140.04	406,956	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2265 HX Base Yr 2007



472 SW SAPLING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,380.00	UT	3.00	3.00	100	2006	2006	3	100	4,140	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,900	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		329,634
TOTAL MARKET OB/XF VALUE		20,040
TOTAL LAND VALUE - MARKET		95,475
TOTAL MARKET VALUE		362,169
SOH/AGL Deduction		90,532
ASSESSED VALUE		271,637
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,226
TOTAL JUST VALUE		445,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042144	Electrical Servic	0	06/15/2021
24452	SFR	657	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/2682	6/14/2004	WD	Q	V		50,000

GRANTOR: BRYAN & KHACHIGAN

GRANTEE: PAUL LEO JR & GLADY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S33 FGR= S23 E11 S2 E12 N28 W12 S3 W11$ E11 N3 E12 S12 FOP= S6 E15 N6 W15$ E15 S10 E12 N2 E13 N39 FEP= N11 W30 S13 E16 N2 E14 $ W14 S2 W16 N13$.

LAND DESCRIPTION

TOTAL OB/XF 20,040

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		A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,975							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/14/2021 BY JB Total Acres: 10.05 Total Land Value: 12,495 Market: 85,500 Agricultural: 2,520 Common: 9,975 PRINTED 11/17/2026 BY SYS