

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

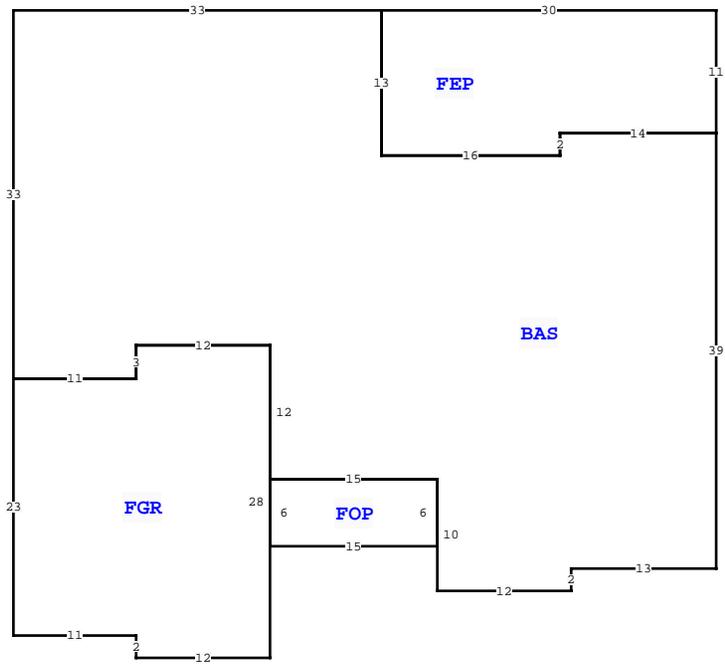
WENDEL PAUL LEO JR/WENDEL GLADYS AUDREY
 472 SW SAPLING GLN
 LAKE CITY, FL 32024

2026

09-5S-16-03499-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,265	100	
FEP	362	80	
FGR	589	55	
FOP	90	30	
TOTALS	3,306		
TOTAL ADJ AREA	2,906		
SUBAREA MARKET VALUE	341,639		

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	145.14	421,777	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2007 Heated Area: 2265 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			341,639
TOTAL MARKET OB/XF VALUE			20,040
TOTAL LAND VALUE - MARKET			95,475
TOTAL MARKET VALUE			374,174
SOH/AGL Deduction			110,375
ASSESSED VALUE			263,799
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			212,388
TOTAL JUST VALUE			457,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			450,571

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	Q	V		50,000

GRANTOR: BRYAN & KHACHIGAN
 GRANTEE: PAUL LEO JR & GLADY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

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\$.	

EXTRA FEATURES																
L N	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	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2006	2006	3	100	4,140	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0251	LEAN TO W/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	900	
5	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	5,900	
6	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
TOTAL OB/XF															20,040	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							