

E1/2 OF THE FOLLOWING: COMM  
 SW COR OF NE1/4, S 303.87 FT,  
 E 291.08 FT FOR POB, N

THE PONDEROSA 4 LLC  
 1347 SW WENDY TER  
 LAKE CITY, FL 32025

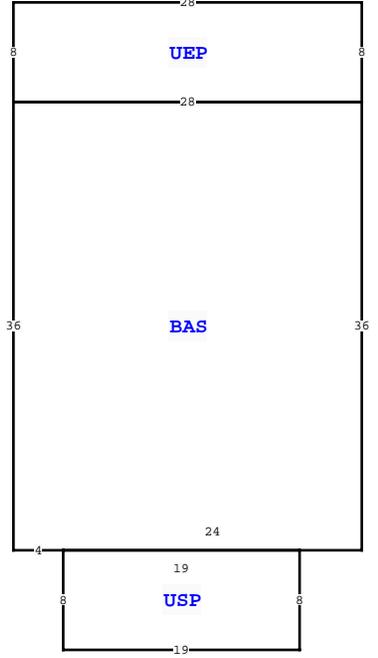
2026

18-5S-18-10591-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
UEP	224	60	
USP	152	35	
TOTALS	1,384		1,195

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		75,608	1945	1945	0	0	35.00	65.00	Heated Area: 1008 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,145
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			63,445
SOH/AGL Deduction			7,276
ASSESSED VALUE			56,169
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			56,169
TOTAL JUST VALUE			63,445
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048096	Electrical Servic	0	09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/2452	9/17/2019	WD U	I	11		100

GRANTOR: HARRY G & PATRICIA A  
 GRANTEE: THE PONDEROSA 4 LLC

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UEP= N8 W28 S8 E28\$ BAS= W28 S36 E4 USP= S8 E19 N8 W19\$ E24 N36\$.	

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	0020	BARN,FR	0	0	0	1.00	UT	1,000.00	1,000.00	40	0	0	3	40	400	
2	0210	GARAGE U	0	0	20	24	1.00	UT	0.00	100	0	0	3	100	400	

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	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,500							