S 200 FT OF LOT 6 PINE NEEDLES E
200 FT OF LOT 5 PINE NEEDLES EST

WYNN MASON
181 NE WINDALL LN
LAKE CITY, FL 32055

2027

20-3S-17-05249-000

BUILDING CHARACTERISTICS

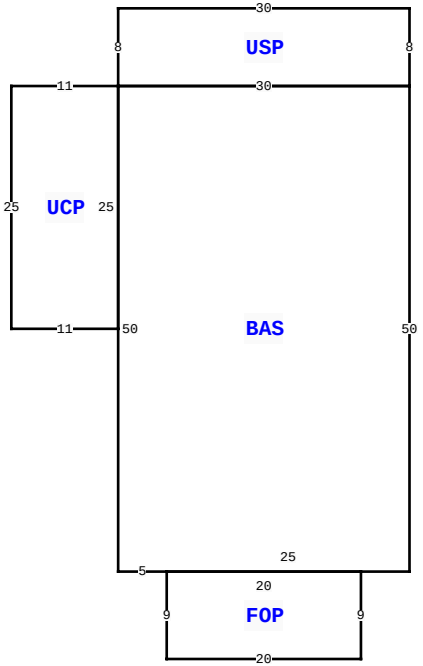
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	115,616
FOP	180	30		54	4,162
UCP	275	20		55	4,239
USP	240	35		84	6,475
TOTALS	2,195			1,693	130,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,693	107.8000	118.58	200,756	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 1500 HX Base Yr 2027



181 NE WINDALL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,491
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		19,993
TOTAL MARKET VALUE		159,184
SOH/AGL Deduction		0
ASSESSED VALUE		159,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,773
TOTAL JUST VALUE		159,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053687	Right-of-Way Acce		07/29/2025
000043668	Mobile Home		02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/977	3/17/2026	WD	U	I	41	249,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: WYNN MASON						
1563/977	3/17/2026	WD	U	I	41	249,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: WYNN MASON						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N8 W30 S8 E30$ BAS= W30 UCP= W11 S25 E11N25$ S50 E5 FOP= S9 E20 N9 W20$ E25 N50$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	19,950.00	SF		1.00	1.00	1.00	0.50	0.50	9,975							
2	0000	C	VAC RES	100		A-1	0.00	0.00	20,037.00	SF		1.00	1.00	1.00	0.50	0.50	10,018							

REVIEW DATE 07/15/2026 BY TP Total Acres: 0.92 Total Land Value: 19,993 Market: 0 Agricultural: 0 Common: 19,993 PRINTED 11/17/2026 BY SYS