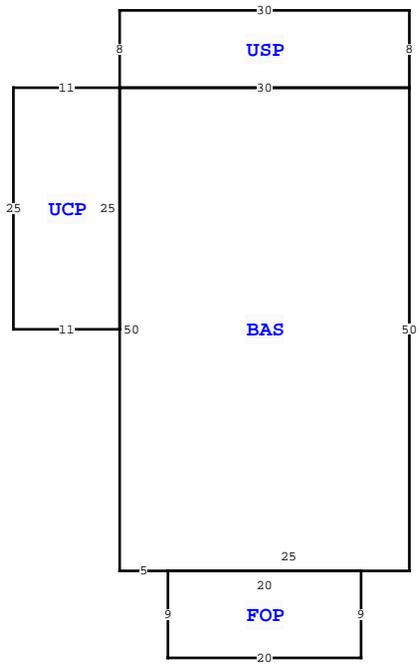




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	122.89	208,053	1966	1966		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1500 HX Base Yr													



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	119,818
FOP	180	30		54	4,313
UCP	275	20		55	4,393
USP	240	35		84	6,710
TOTALS	2,195			1,693	135,234

181 NE WINDALL LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,234
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			9,975
TOTAL MARKET VALUE			153,309
SOH/AGL Deduction			0
ASSESSED VALUE			153,309
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,309
TOTAL JUST VALUE			153,309
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 Q	Q	I	05	249,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: WYNN MASON						
1540/2038	5/20/2025	WD U	I	11		100
GRANTOR: YATES LORA MAE						
GRANTEE: OLISA PROPERTIES LL						

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																	
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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	19,950.00	SF		1.00	1.00	1.00	0.50	0.50	9,975							