LOTS 11 & N1/2 OF LOTS 12 & 13 &
OF S1/2 OF LOT 12, PINE NEEDLES

WINDHAM LINDA L
309 NW WINDALL LN
LAKE CITY, FL 32055

2027

20-3S-17-05255-000

BUILDING CHARACTERISTICS

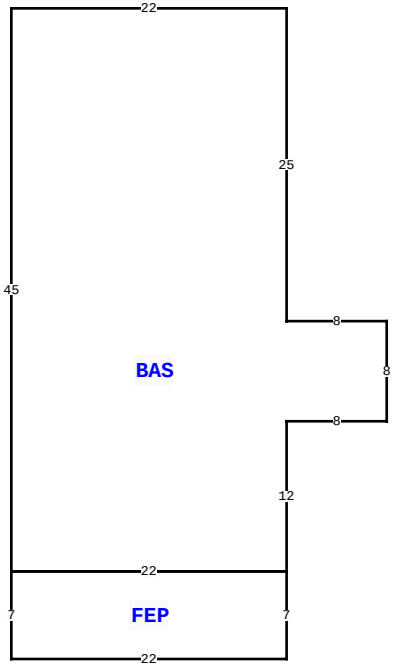
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,054	100		1,054	61,330
FEP	154	80		123	7,157
TOTALS	1,208			1,177	68,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,177	81.3807	89.52	105,365	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1054 HX Base Yr 2020



309 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	68,487
TOTAL MARKET OB/XF VALUE	8,278
TOTAL LAND VALUE - MARKET	21,564
TOTAL MARKET VALUE	98,329
SOH/AGL Deduction	18,828
ASSESSED VALUE	79,501
TOTAL EXEMPTION VALUE	HX HB 49,266
BASE TAXABLE VALUE	30,235
TOTAL JUST VALUE	98,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049766	Electrical Servic	0	05/09/2024
31426	MAINT/ALTR	55	09/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1490	4/30/2019	QC	U	I	11	100
GRANTOR: ROBERT A NICHOLS						
GRANTEE: LINDA L WINDHAM						
1225/1293	11/23/2011	PB	U	I	11	0
GRANTOR: CLERK OF COURT (TOBBI						
GRANTEE: ROBERT ARNOLD NICHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S45 FEP= S7 E22 N7W22$ E22 N12 E8 N8 W8 N25$.

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	0031	BARN,MT AE	0	100	12	24	288.00	UT	2.70	2.70	100	0	0	3	100	778	
2	0294	SHED WOOD/	0	100	12	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,278

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			0.00	0.00	61,612.50	SF		1.00	1.00	0.70	0.50	0.35	21,564							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.41 Total Land Value: 21,564 Market: 0 Agricultural: 0 Common: 21,564 PRINTED 11/17/2026 BY SYS