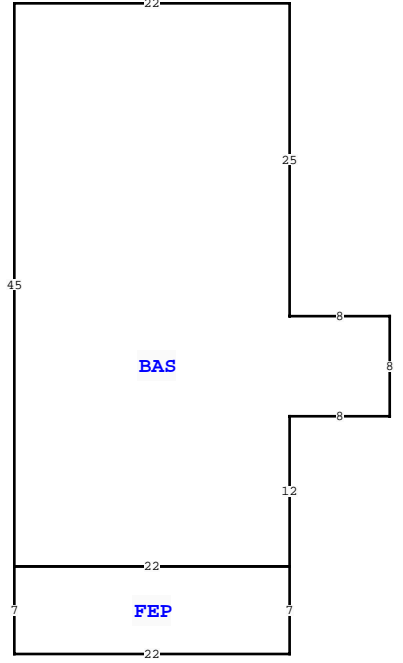




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		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
BAS	1,054	100	
FEP	154	80	
TOTALS	1,208		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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			69,735
TOTAL MARKET OB/XF VALUE			8,278
TOTAL LAND VALUE - MARKET			21,564
TOTAL MARKET VALUE			99,577
SOH/AGL Deduction			22,715
ASSESSED VALUE			76,862
TOTAL EXEMPTION VALUE	HX HB		47,103
BASE TAXABLE VALUE			29,759
TOTAL JUST VALUE			99,577
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 NICHOLSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S45 FEP= S7 E22 N7W22S E22 N12 E8 N8 W8 N25S.	

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