N1/2 OF LOT 21 PINE NEEDLES ESTA

320 503, 463-608, 448-112, 818-9

STAKEY GREG
230 NE WINDALL LN
LAKE CITY, FL 32055

2027

20-3S-17-05265-000

BUILDING CHARACTERISTICS

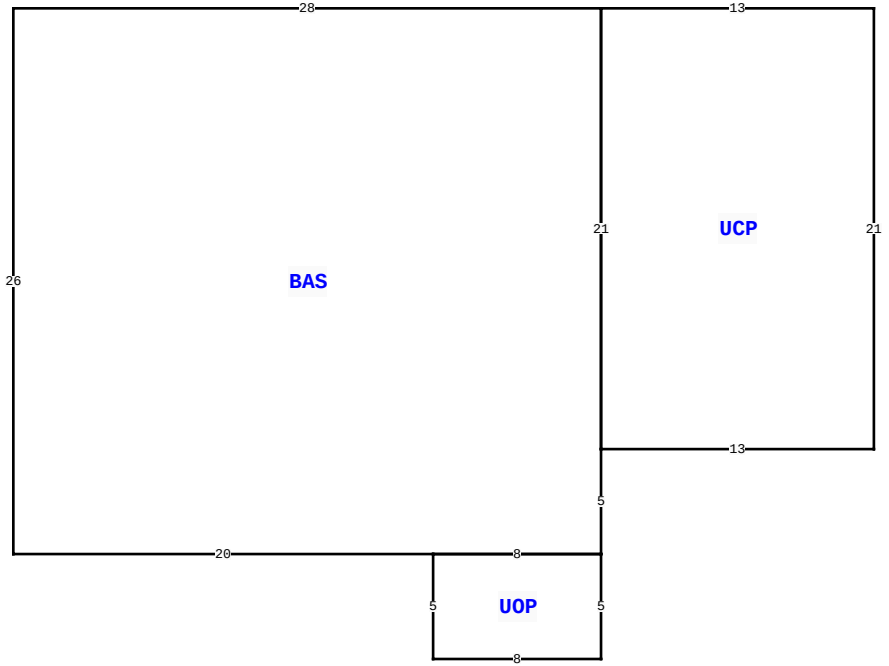
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	728	100		728	29,874
UCP	273	20		55	2,257
UOP	40	20		8	328
TOTALS	1,041			791	32,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	791	67.8294	74.61	59,017	1940	1940	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 728 HX Base Yr 2026



230 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		32,459
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		40,259
SOH/AGL Deduction		0
ASSESSED VALUE		40,259
TOTAL EXEMPTION VALUE	HX HB SX	40,259
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		40,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2064	3/03/2025	WD	Q	I	01	45,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: STAKEY GREG						
1512/1535	4/11/2024	WD	U	I	40	28,500
GRANTOR: WALKER SHAWN						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E20 UOP= S5 E8N5 W8$ E8 N5 UCP= E13 N21 W13 S21$ N21$.

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	0296	SHED METAL	0	100	20	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							

REVIEW DATE 03/09/2026 BY Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/17/2026 BY SYS