LOT 24 PINE NEEDLES ESTATES S/D.
LE 623-333, DC 935-1773, LE 1303

DREW DEVELOPMENT, LLC
PO BOX 3488
LAKE CITY, FL 32056

2027

20-3S-17-05267-000

BUILDING CHARACTERISTICS

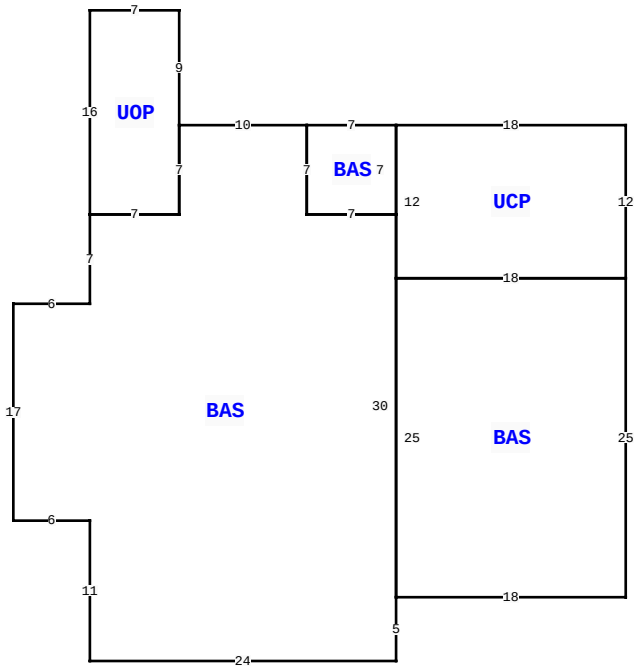
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	49	100		49	2,377
BAS	450	100		450	21,832
BAS	1,012	100		1,012	49,098
UCP	216	20		43	2,086
UOP	112	20		22	1,068
TOTALS	1,839			1,576	76,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	80.1900	88.21	139,019	1955	1955	0	10	0	35.00	55.00

1 SINGLE FAM 0% - 2023 Heated Area: 1511 HX Base Yr



284 NE WINDALL LN, LAKE CITY

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

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	0	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,460
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	92,260
SOH/AGL Deduction	0
ASSESSED VALUE	92,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,260
TOTAL JUST VALUE	92,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046314	Roof Replacement	11,125	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/529	7/29/2022	WD	U	I	37	30,000
GRANTOR: LESTER MARK PAUL						
GRANTEE: DREW DEVELOPMENT, L						
1408/2278	3/26/2020	LE	U	I	14	100
GRANTOR: MARGARET ADAMS (LIFE						
GRANTEE: MARK PAUL LESTER (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 W7 S7 E7$ BAS= W7 N7 W10 UOP= N9 W7 S16 E7 N7$ S7 W7 S7 W6 S17 E6 S11 E24 N5 BAS= E18 N25 UCP= N12 W18 S12 E18$ W18 S25$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			0.00	0.00	30,000.00	SF		1.00	1.00	1.00	0.50	0.50	15,000							

REVIEW DATE 02/06/2023 BY JS Total Acres: 0.69 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS