LOTS 2 & 3 BLOCK 1 & LOTS 1 & 4
RUN S/D. (THIS PORTION OF DOUBLE
REPLAT OF LOT 48, PINE NEEDLES E

SHAUGER JEFFREY/SHAUGER KEVIN
332 NE WINDALL LANE
LAKE CITY, FL 32055

2027

20-3S-17-05305-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

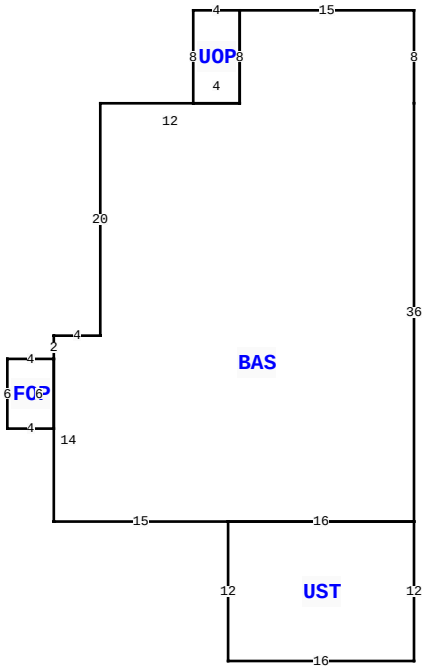
NEIGHBORHOOD/LOC 20317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100		1,156	55,431
FOP	24	30		7	335
UOP	32	20		6	288
UST	192	45		86	4,124
TOTALS	1,404			1,255	60,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	67.0680	73.77	92,581	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2013 Heated Area: 1156 HX Base Yr 2013



332 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	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		60,178
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		79,128
SOH/AGL Deduction		10,706
ASSESSED VALUE		68,422
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		43,422
TOTAL JUST VALUE		79,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/1973	4/27/2011	PB	U	I	18	100
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: JEFFREY & KEVIN SHA						
0766/1478	10/06/1992	WD	U	I	35	17,000
GRANTOR: GERALD TURNER						
GRANTEE: GERALD SHAUGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W15 UOP= W4 S8 E4 N8$ S8 W12 S20 W4 S2 FOP= W4S6 E4 N6$ S14 E15 UST= S12 E16 N12 W16$ E16 N36$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	50			0.00	0.00	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							
2	0000	C	VAC RES	50			0.00	0.00	22,500.00	SF		1.00	1.00	1.00	0.50	0.50	11,250							

REVIEW DATE 08/27/2015 BY DF Total Acres: 0.86 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/17/2026 BY SYS