

LOTS 1 & 2 OF BICKEL'S SURVEY &  
DOUBLE RUN RD 133 FT W OF NE COR  
SW1/4, W 277 FT, S 105 FT, E PAR

WINNINGHAM LAURA A  
403 NE BICKEL DR  
LAKE CITY, FL 32055

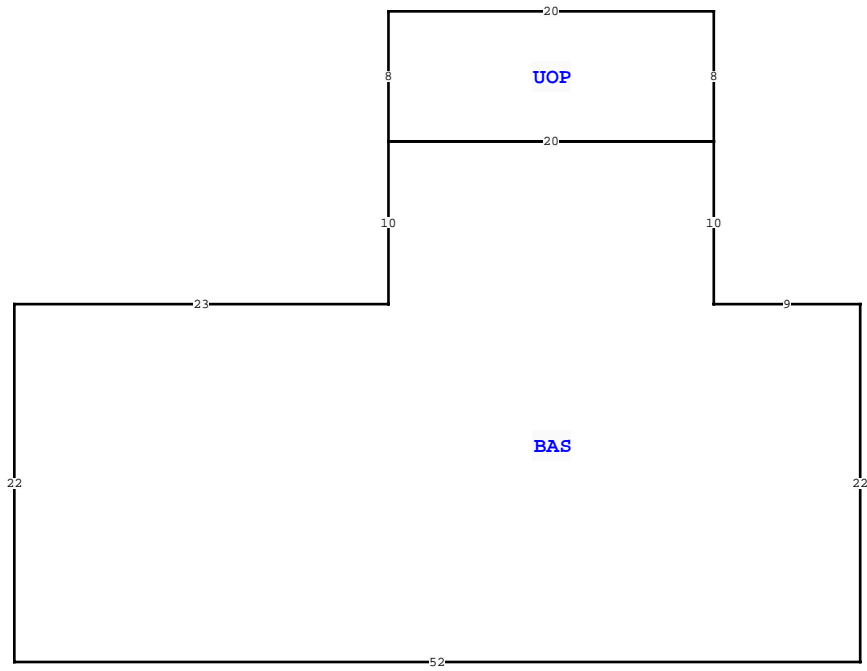
2026

20-3S-17-05317-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	160	20	
TOTALS	1,504		

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%	- 2023								
Heated Area: 1344			HX Base Yr 2023								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			103,813
TOTAL MARKET OB/XF VALUE			10,151
TOTAL LAND VALUE - MARKET			17,701
TOTAL MARKET VALUE			131,665
SOH/AGL Deduction			4,491
ASSESSED VALUE			127,174
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			75,763
TOTAL JUST VALUE			131,665
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,665
XFOB:1:1: SHELBY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1049	3/17/2022	LE U	I	14		100
GRANTOR: WINNINGHAM LAURA A						
GRANTEE: WINNINGHAM LAURA A						
1455/577	12/20/2021	WD U	I	30		100
GRANTOR: WINNINGHAM LAWRENCE S						
GRANTEE: WINNINGHAM LAURA A						

EXTRA FEATURES																
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	0070	CARPORT UF	0	100	16	20		1.00	UT 0.00	100	0	0	3	100	100	
2	0297	SHED CONCR	0	100	9	13		117.00	UT 4.50	100	2017	2017	3	100	527	
3	0297	SHED CONCR	0	100	8	9		72.00	UT 4.50	100	2017	2017	3	100	324	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
6	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	
7	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	200	

TOTAL OB/XF											
10,151											
403 NE BICKEL DR, LAKE CITY											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W9 N10 UOP= N8 W20 S8 E20\$ W20 S10 W23 S22E52 N22 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
10,151																								
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		00	0.00	0.00	9,814.81	SF		1.00	1.00	0.70	0.50	0.35	3,435							
2	0000	C	VAC RES	100		00	0.00	0.00	10,890.00	SF		1.00	1.00	0.70	0.50	0.35	3,812							
3	0000	C	VAC RES	100		00	0.00	0.00	26,136.00	SF		1.00	1.00	0.80	0.50	0.40	10,454							