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

2027

20-3S-17-05317-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 80
Interior Floo	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

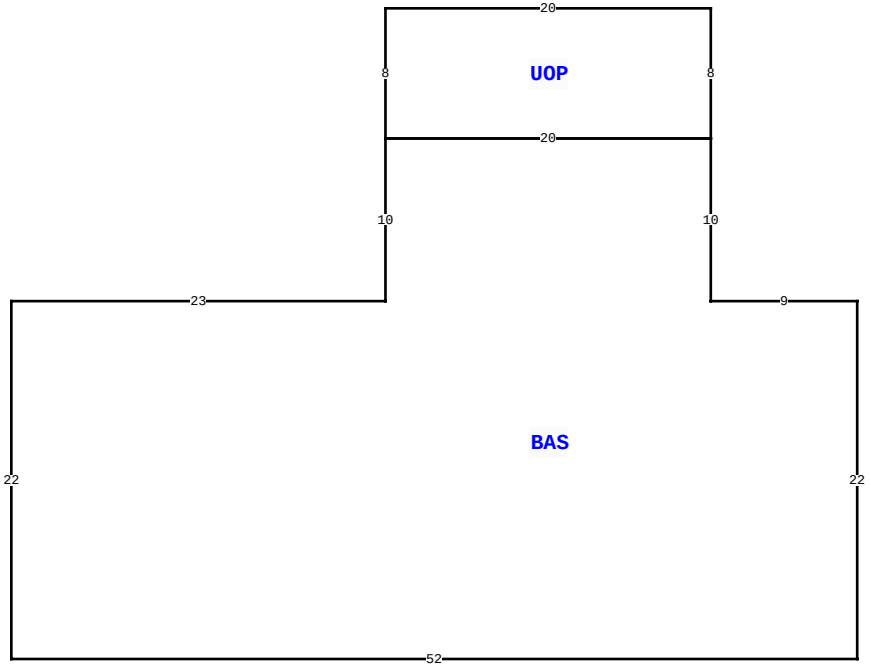
NEIGHBORHOOD/LOC 20317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	99,590
UOP	160	20		32	2,371
TOTALS	1,504			1,376	101,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	103.6320	114.00	156,864	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1344 HX Base Yr 2023



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,962
TOTAL MARKET OB/XF VALUE		10,151
TOTAL LAND VALUE - MARKET		17,701
TOTAL MARKET VALUE		129,814
SOH/AGL Deduction		0
ASSESSED VALUE		129,814
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,403
TOTAL JUST VALUE		129,814
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 10,151

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		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							

REVIEW DATE 10/03/2018 BY DF Total Acres: 1.08 Total Land Value: 17,701 Market: 0 Agricultural: 0 Common: 17,701 PRINTED 11/17/2026 BY SYS