

COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN W 1340.77 FT, N 519
1338.74 FT, S 265.43 FT, RUN E 1

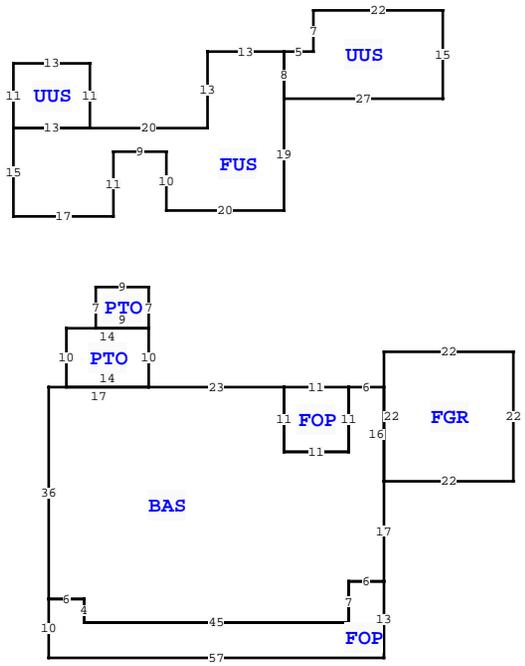
STEVENS WENDY L
455 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2026

20-4S-16-03076-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,093	100	
FGR	484	55	
FOP	121	30	
FOP	408	30	
FUS	740	100	
PTO	63	5	
PTO	140	5	
UUS	143	50	
UUS	370	50	
TOTALS	4,562		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,524	117.9423	134.45	473,802	1994	1994	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2833 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				307,971		
TOTAL MARKET OB/XF VALUE				18,535		
TOTAL LAND VALUE - MARKET				95,000		
TOTAL MARKET VALUE				340,011		
SOH/AGL Deduction				116,260		
ASSESSED VALUE				223,751		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				172,340		
TOTAL JUST VALUE				421,506		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				411,123		
XFOB:1:1: CYPRESS MANOR M H						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14195	POOL	110	06/26/1998			
7222	SFR	75,000	06/02/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2165	2/05/2026	PR U	U	I	11	0
GRANTOR: CLERK OF COURT (STEVE)						
GRANTEE: STEVENS WENDY L						
1231/0995	12/27/2011	WD U	I	11	0	
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: DON RICHARD STEVENS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W23 PTO= N10 PTO= N7 W9 S7 E9\$ W14 S10 E14\$ W17 S36 FOP= S10 E57 N13W6 S7 W45 N4 W6\$ E6 S4 E45 N7 E6 N17 FGR= E22 N22 W22 S22\$N16 W6 FOP= W11 S11E11 N11\$S11 W11 N11\$ PTR= N30 FUS= N19 UUS= E27 N15 W22 S7W5S8\$ N8W13 S13 W20 UUS= N11 W13 S11 E13\$ W13 S15 E17 N11 E9 S10 E20\$ S30\$.						

EXTRA FEATURES														BLD DATE		LGL DATE	
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	0166	CONC, PAVMT	0	100	0	0	1,355.00	UT	1.50	1.50	100	0	0	3	100	2,033	
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
3	0264	PRCH, FSP	0	100	25	41	1,025.00	UT	4.00	4.00	100	1998	1998	3	100	4,100	
4	0120	CLFENCE 4	0	100	0	0	100.00	UT	4.50	4.50	100	1999	1999	3	100	450	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
TOTALS														4,562	3,524	307,971	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							