COMM SE COR OF SEC, W 663.89 FT,
E 511.29 FT FOR POB, N 467.97 FT
S 467.97 FT, W 152.94 FT TO POB.

WINDHAM WALKER
4219 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

22-4S-17-08665-005

BUILDING CHARACTERISTICS

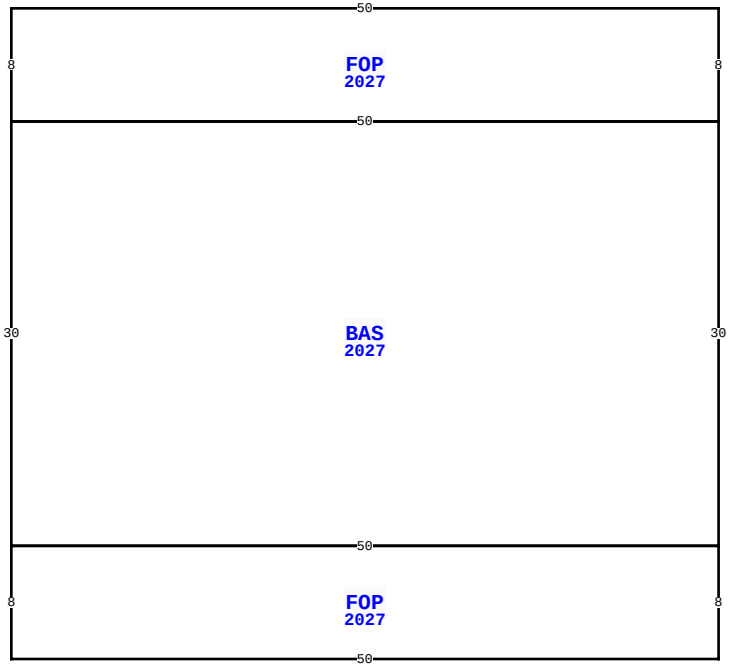
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2027	1,500	192,420
FOP	400	30	2027	120	15,394
FOP	400	30	2027	120	15,394
TOTALS	2,300			1,740	223,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	116.6200	128.28	223,207	2026	2026	0	0	0	-1.25	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1500 HX Base Yr



2910 SE COUNTY ROAD 252, LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,207
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,960
TOTAL MARKET VALUE	246,167
SOH/AGL Deduction	0
ASSESSED VALUE	246,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,167
TOTAL JUST VALUE	246,167
NCON VALUE	223,207
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044469	New Residential C	135,000	04/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/366	1/18/2022	WD	U	V	11	0

GRANTOR: WINDHAM JOHN G

GRANTEE: WINDHAM WALKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=13,7] E50 S30 W50 N30 $
FOP=[YR=2027;ORIG=13,-1] E50 S8 W50 N8 $
FOP=[YR=2027;ORIG=13,37] E50 S8 W50 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,960							

REVIEW DATE 09/16/2026 BY HC Total Acres: 1.64 Total Land Value: 22,960 Market: 0 Agricultural: 0 Common: 22,960 PRINTED 11/16/2026 BY SYS