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

2026

22-4S-17-08665-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2910 SE COUNTY ROAD 252, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,960
TOTAL MARKET VALUE	730
SOH/AGL Deduction	0
ASSESSED VALUE	730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	730
TOTAL JUST VALUE	22,960
NCON VALUE	0
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

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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	445.00	445.00	730							
2	9910	M	MKT.VAL.AG	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 04/07/2025 BY MLU Total Acres: 1.64 Total Land Value: 730 Market: 22,960 Agricultural: 730 Common: 0 PRINTED 06/23/2026 BY SYS