

PART OF THE S 658 FT OF SE1/4 OF  
FOLLOWS: BEG SE COR OF SE1/4 OF  
80.01 FT (BEING ON THE N LINE OF

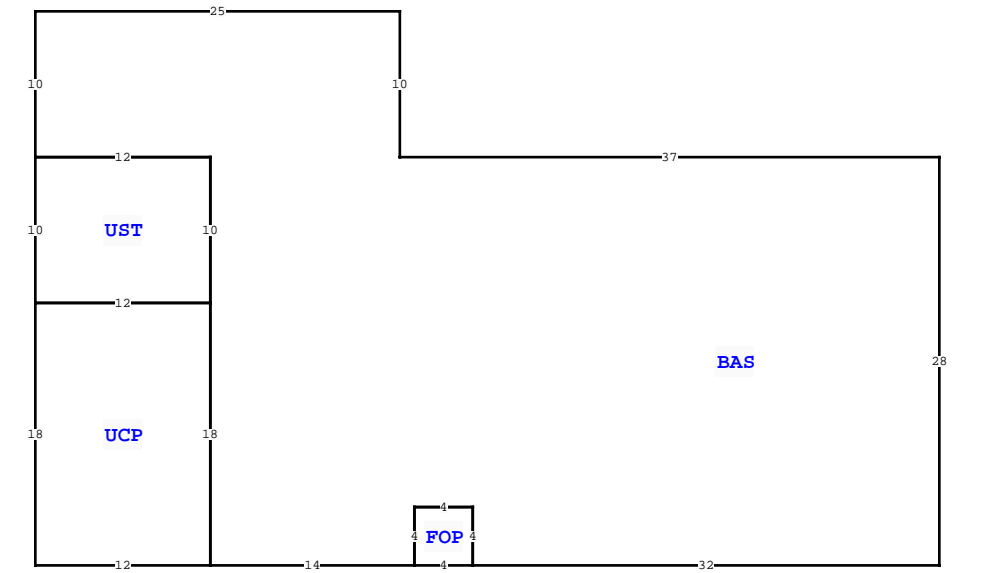
WINDHAM JOHN  
4219 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

2026

22-4S-17-08697-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,736	96.1380	107.67	186,915	1955	1955	0	0	35.00	65.00



MAP NUM	MKT AREA	02			
22417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100		1,634	114,356
FOP	16	30		5	350
UCP	216	20		43	3,010
UST	120	45		54	3,779
TOTALS	1,986			1,736	121,495

4219 SE COUNTRY CLUB RD, LAKE CITY

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	17	14	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0011	BARN, BLK A	0	100	16	20	320.00	UT	2.19	2.19	100	0	0	3	100	701	
4	0294	SHED WOOD/	0	100	15	15	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0021	BARN, FR AE	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
9	0130	CLFENCE 5	0	100	0	0	760.00	UT	5.00	5.00	100	2024	2023		100	3,800	

TOTAL OB/XF												6,801					
BLD DATE		LGL DATE		05/06/2026	MLU												
XF DATE		LAND DATE															
INC DATE		AG DATE															

LAND DESCRIPTION																								
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		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	11,000.00	11,000.00	41,250							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.66	AC		1.00	1.00	1.00	11,000.00	11,000.00	73,260							

COLUMBIA COUNTY PROPERTY												PAGE 1 of 3											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE												255,175											
TOTAL MARKET OB/XF VALUE												6,801											
TOTAL LAND VALUE - MARKET												114,510											
TOTAL MARKET VALUE												376,486											
SOH/AGL Deduction												100,587											
ASSESSED VALUE												275,899											
TOTAL EXEMPTION VALUE												HX HB 51,411											
BASE TAXABLE VALUE												224,488											
TOTAL JUST VALUE												376,486											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												366,076											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047718	Storage Building	75,000	12/28/2023
20443	M H	125	02/21/2003
7586	M H	60	09/14/1993

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1334/0897	4/03/2017	WD	U	I	14	100					
GRANTOR: JOYCE MARIE WINDHAM (											
GRANTEE: JOHN WINDHAM											
1327/0291	12/01/2016	PB	U	I	18	0					
GRANTOR: CLERK OF COURT (JOHN											
GRANTEE: JOYCE WINDHAM											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W37 N10 W25 S10 UST= S10 E12 N10 W12\$ E12 S10 UCP= W12 S18 E12 N18\$ S18 E14FOP= E4 N4 W4S4\$ N4 E4 S4 E32N28\$.											

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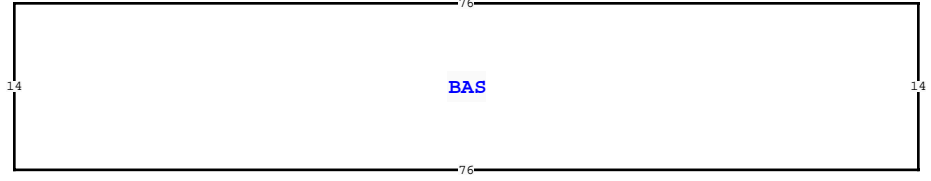
WINDHAM JOHN  
4219 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

**2026**

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	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	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
TOTALS	1,064		1,064
EXTRA FEATURES		4219 SE COUNTRY CLUB RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,064	109.9000	103.31	109,922	1998	1998		0	0	45.00
2 MANUF 1		0% - 2021	Heated Area: 1064		HX Base Yr 2021						



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,175
TOTAL MARKET OB/XF VALUE			6,801
TOTAL LAND VALUE - MARKET			114,510
TOTAL MARKET VALUE			376,486
SOH/AGL Deduction			100,587
ASSESSED VALUE			275,899
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			224,488
TOTAL JUST VALUE			376,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0897	4/03/2017	WD	U	I	14	100
GRANTOR: JOYCE MARIE WINDHAM (						
GRANTEE: JOHN WINDHAM						
1327/0291	12/01/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S14 E76 N14\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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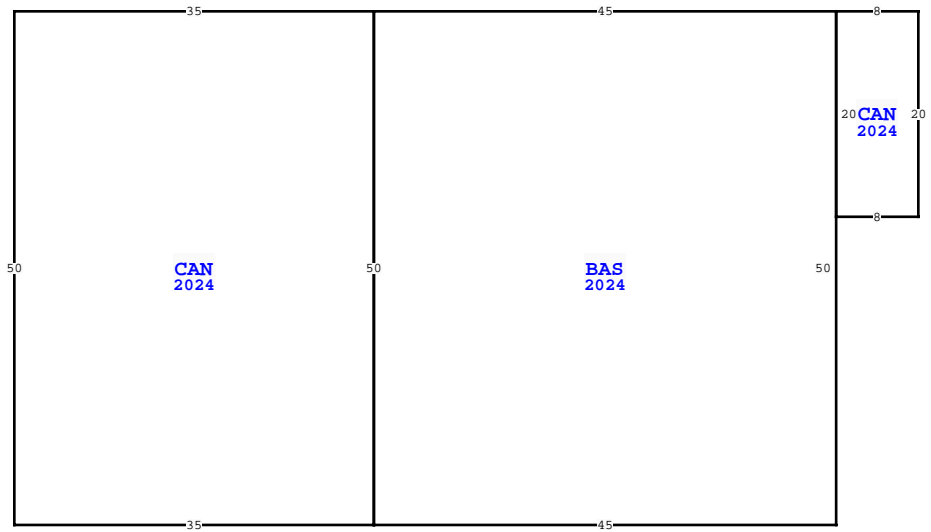
**2026**

22-4S-17-08697-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		2 100	
Frame	05	STEEL 100	
Story Height		20 100	
RMS		1 100	
Stories	1.	1. 100	
Units		N/A 100	
Condition Adj	03	03 100	
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
BAS	2,250	100	2024
CAN	160	30	2024
CAN	1,750	30	2024
TOTALS	4,160		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8701	04	2,823	74.8592	26.20	73,963	2023	2023	0	0	1.00	99.00
3 PREF M B S 100% - 2024 Heated Area: 2250 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL LAND VALUE - MARKET			114,510
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TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			224,488
TOTAL JUST VALUE			376,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: JOYCE MARIE WINDHAM (						
GRANTEE: JOHN WINDHAM						
1327/0291	12/01/2016	PB U		I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: JOYCE WINDHAM						

EXTRA FEATURES		4219 SE COUNTRY CLUB RD, LAKE CITY														
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
CAN=[YR=2024;ORIG=22,5] E35 S50 W35 N50 \$
BAS=[YR=2024;ORIG=57,5] E45 S50 W45 N50 \$
CAN=[YR=2024;ORIG=102,5] E8 S20 W8 N20 \$

LAND DESCRIPTION												TOTAL OB/XF												0
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