

COMM SE COR OF SE1/4 OF NW1/4, R  
TO N LINE OF AN 80-FOOT WIDE ESM  
FT FOR POB, CONT W 193.03 FT, N

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

**2026**

22-4S-17-08697-003  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FOP	216	35	
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,372	117.9000	74.28	101,912	1999	1999	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,296	100		1,296	38,507						
FOP	216	35		76	2,258						
TOTALS	1,512			1,372	40,765						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			40,765
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			68,945
SOH/AGL Deduction			9,263
ASSESSED VALUE			59,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,682
TOTAL JUST VALUE			68,945
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34582	M H	751	10/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0376	7/08/2016	QC	U	V	11	100

GRANTOR: JOHN J & JOYCE WINDHA  
GRANTEE: JOHN G WINDHAM

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 S27 E48 FOP= E8 N27 W8 S27\$ N27\$.	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION			TOTAL OB/XF													10,000								
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							