COMM SW COR OF SE1/4 OF NW1/4, R
N 89.55 FT FOR POB, CONT N 87.36
S 87.36 FT, W 129 FT TO POB.

WIGGINS KATHRYN LYNN
4311 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08699-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

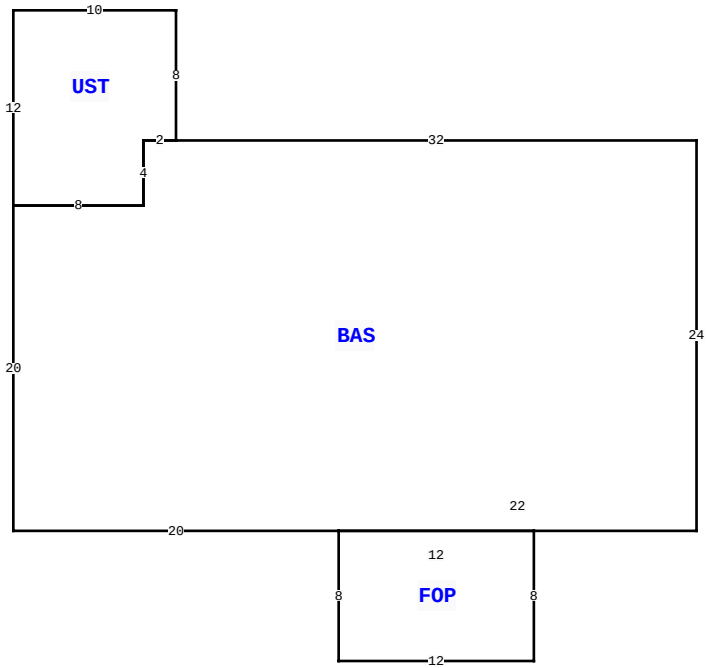
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100		976	118,168
FOP	96	30		29	3,511
UST	112	45		50	6,054
TOTALS	1,184			1,055	127,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	121.3800	138.37	145,980	1952	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 976 HX Base Yr 2024



4311 SE COUNTRY CLUB RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,732
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,143
TOTAL MARKET VALUE		135,875
SOH/AGL Deduction		1,774
ASSESSED VALUE		134,101
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,690
TOTAL JUST VALUE		135,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/1489	3/30/2022	WD	Q	I	01	142,900
GRANTOR: WINDHAM JOHN G						
GRANTEE: WIGGINS KATHRYN LYN						
1381/1789	3/28/2019	WD	Q	I	01	37,000
GRANTOR: LANDER A STALVEY						
GRANTEE: JOHN G WINDHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= N8 W10 S12 E8N4 E2$ W2 S4 W8 S20 E20 FOP= S8 E12 N8 W12$ E22 N24 $.

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	0100	C	SFR	100		A-1	0.00	0.00	0.26	AC		1.00	1.00	1.74	18,000.00	31,320.00	8,143							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.26 Total Land Value: 8,143 Market: 0 Agricultural: 0 Common: 8,143 PRINTED 05/08/2026 BY SYS