

COMM NE COR OF W1/2 OF SE1/4 OF
471.27 FT FOR POB, CONT S 482.84
282.33 FT TO N R/W US-90, N 60 D

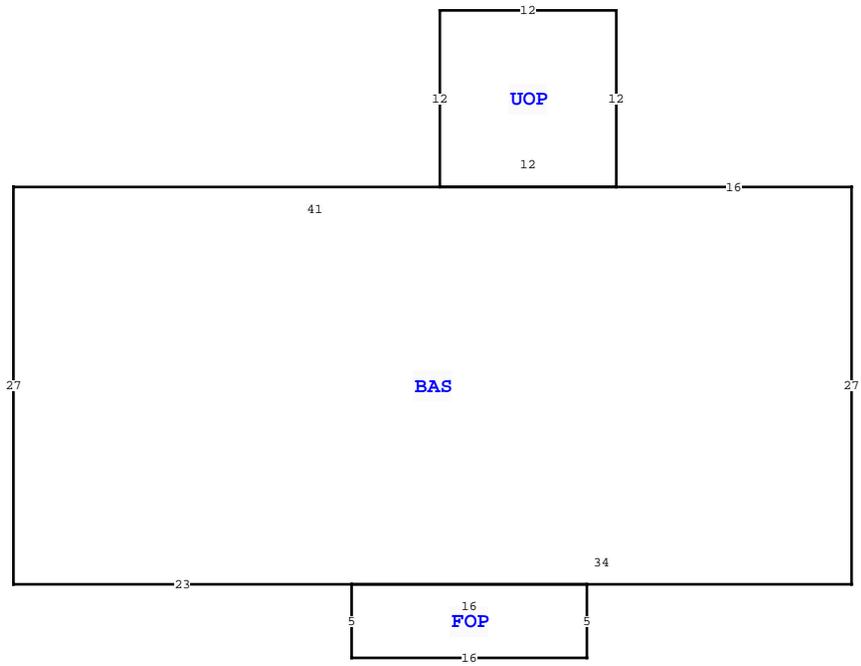
WENZEL JUDITH A
8303 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

25-3S-15-00214-002
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
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	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,539	100	
FOP	80	30	
UOP	144	20	
TOTALS	1,763		
TOTALS		1,592	181,723

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,592	119.2000	135.89	216,337	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2003 Heated Area: 1539 HX Base Yr 2003													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			259,525
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			57,620
TOTAL MARKET VALUE			298,045
SOH/AGL Deduction			83,136
ASSESSED VALUE			214,909
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE			113,498
TOTAL JUST VALUE			324,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33697	M H	657	01/13/2016
27628	SFR	496	02/10/2009
19905	M H	125	08/28/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1773	11/29/2023	LE U		I	14	100

GRANTOR: WENZEL JUDITH
GRANTEE: WENZEL JUDITH (ENH)
0939/2721 11/16/2001 WD P V 99 34,900
GRANTOR: BIANCA H BROWN
GRANTEE: JUDITH WENZEL

EXTRA FEATURES																
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	0030	BARN,MT	0	24	30	720.00	UT	10.00	10.00	100	2005	2005	3	100	7,200	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF														7,700
8301 W US HIGHWAY 90 , LAKE CITY														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														04/22/2026
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 UOP= N12 W12 S12 E12\$ W41 S27 E23 FOP= S5 E16 N5 W16\$ E34 N27\$.													

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
1	0100	C	SFR	100		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,120							
2	6200	A	PASTURE 3	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500							

