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

**2027**

**25-3S-15-00214-002**

## BUILDING CHARACTERISTICS

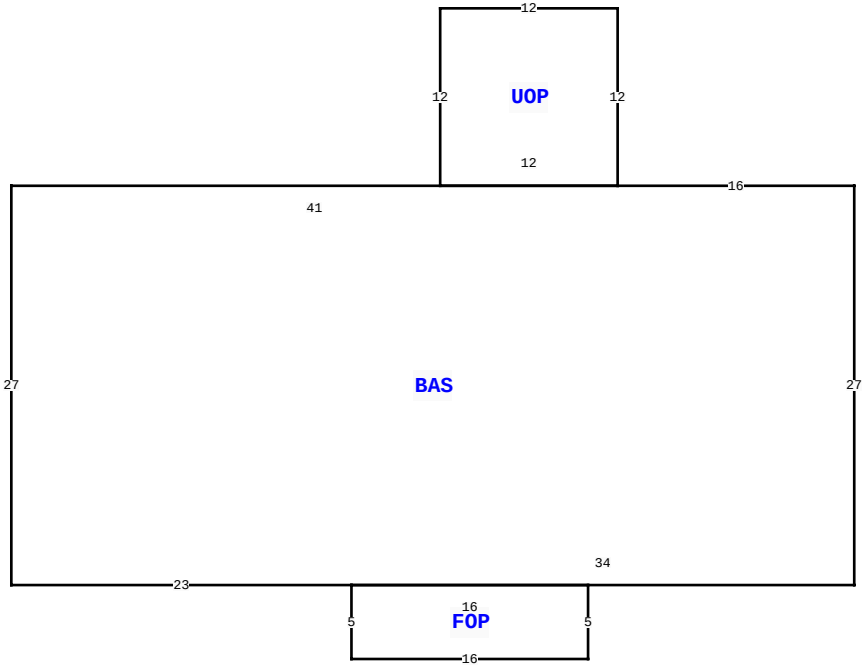
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,539 | 100 | | 1,539 | 169,507 |
| FOP | 80 | 30 | | 24 | 2,643 |
| UOP | 144 | 20 | | 29 | 3,194 |
| TOTALS | 1,763 | | | 1,592 | 175,344 |

## 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 | 131.12 | 208,743 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1539 HX Base Yr 2003




8301 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 250,715 |
| TOTAL MARKET OB/XF VALUE | | 7,700 |
| TOTAL LAND VALUE - MARKET | | 57,620 |
| TOTAL MARKET VALUE | | 289,235 |
| SOH/AGL Deduction | | 72,881 |
| ASSESSED VALUE | | 216,354 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 114,943 |
| TOTAL JUST VALUE | | 316,035 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,031 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0030 | BARN,MT | 0 | 0 | 24 | 30 | 720.00 | UT | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 100 | 7,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,700

| 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 | 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 | | | | | | | |

REVIEW DATE 04/16/2016 BY TW Total Acres: 5.01 Total Land Value: 30,820 Market: 27,500 Agricultural: 700 Common: 30,120 PRINTED 11/17/2026 BY SYS

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

**2027**

**25-3S-15-00214-002**

## BUILDING CHARACTERISTICS

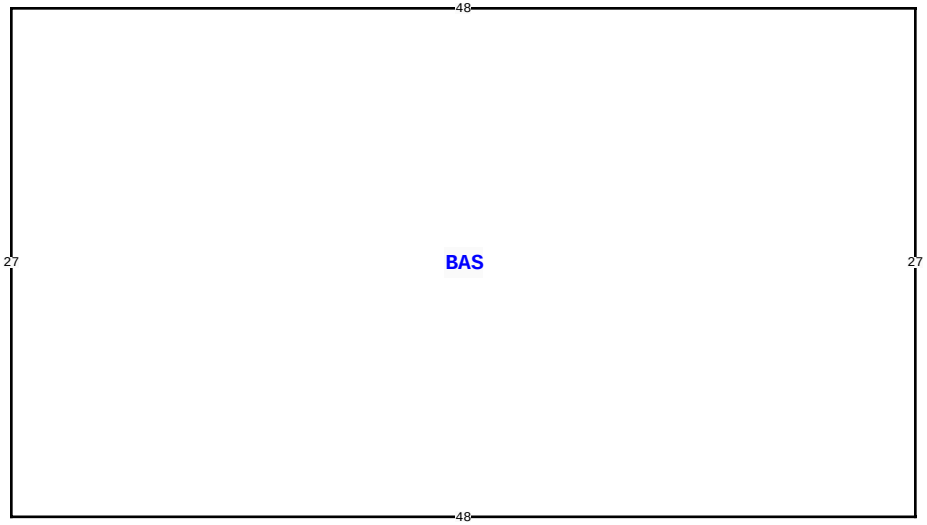
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 75,371 |
| TOTALS | 1,296 | | | 1,296 | 75,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,296 | 113.7000 | 105.74 | 137,039 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 0% - 2003 Heated Area: 1296 HX Base Yr 2003




8301 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
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| VALUATION BY | | STANDARD |
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| TOTAL MARKET VALUE | | 289,235 |
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| BASE TAXABLE VALUE | | 114,943 |
| TOTAL JUST VALUE | | 316,035 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/16/2016 BY TW Total Acres: 5.01 Total Land Value: 30,820 Market: 27,500 Agricultural: 700 Common: 30,120 PRINTED 11/17/2026 BY SYS