

LOT 13 FAIRWAY VIEW UNIT 4.
ORB 773-750, 955-2279,
967-2020, WD 1005-2514,

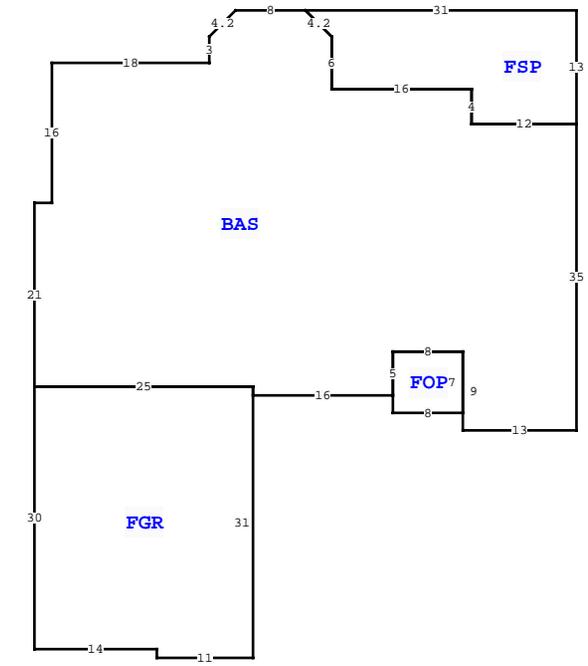
WIEDENMANN LINDA R
1122 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02308-090
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,254	100	
FGR	761	55	
FOP	56	30	
FSP	305	40	
TOTALS	3,376		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005	166.80	469,042	2003	2003	0	0	22.00	78.00
Heated Area: 2254 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			365,853
TOTAL MARKET OB/XF VALUE			5,984
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			413,837
SOH/AGL Deduction			150,045
ASSESSED VALUE			263,792
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			207,381
TOTAL JUST VALUE			413,837
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053494	Roof Replacement	12,450	06/30/2025
20165	SFR	393	11/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/0180	11/18/2004	WD	Q	I		245,900

GRANTOR: KNOOP
GRANTEE: LINDA R WIEDENMANN
1005/2514 1/30/2004 WD Q I 235,000
GRANTOR: JAMES L & SALLY G MAT
GRANTEE: PAUL DD & MARY ANN

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,992.00	UT	2.00	2.00	100	2003	2003	3	100	3,984	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W18 S16 W2 S21 FGR= S30 E14 S1 E11 N31 W25 S E25 S1 E16 FOP= S2 E8 N7 W8 S5S N5 E8 S9 E13 N35 FSP= N13 W31 D3 R3 S6 E16 S4 E12S W12 N4 W16 N6 L3 U3 W8 D3 L3 S3S.														

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	0140	C	SFR GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							