

LOT 33 & S1/2 34 FAIRWAY VIEW
 UNIT 3. ORB 903-2552,
 957-1982.

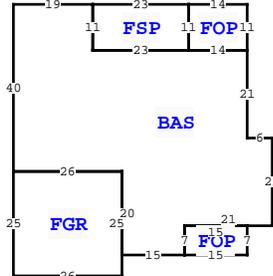
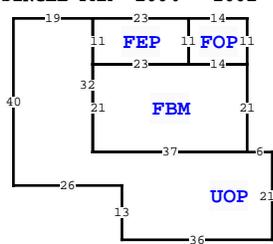
WENGERT PAUL F/WENGERT THEO H
 153 NW OTTER CT
 LAKE CITY, FL 32055

2026

26-3S-16-02308-141


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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,175	128.6162	144.05	601,409	1988	1988	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2001 Heated Area: 3231 HX Base Yr 2001													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY	06	06	26316.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,454	100		2,454	229,774		
FBM	777	80		622	58,239		
FEP	253	80		202	18,914		
FGR	650	55		358	33,521		
FOP	105	30		32	2,997		
FOP	154	30		46	4,307		
FOP	154	30		46	4,307		
FSP	253	40		101	9,457		
UOP	1,572	20		314	29,401		
TOTALS	6,372			4,175	390,916		

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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,730	

TOTAL OB/XF													
4,730													

LAND DESCRIPTION																								
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-2	68.00	256.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			390,916
TOTAL MARKET OB/XF VALUE			4,730
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			437,646
SOH/AGL Deduction			157,934
ASSESSED VALUE			279,712
TOTAL EXEMPTION VALUE			279,712
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			437,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			437,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0957/1982	7/12/2002	WD	Q	I	06	100
GRANTOR: THEO H HEMPHILL WENGE						
GRANTEE: PAUL F & THEO WENGE						
0903/2552	6/08/2000	WD	Q	I		220,000
GRANTOR: GRACE & ROGER GOODWIN						
GRANTEE: THEO HEMPHILL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 N21 FOP= N11 W14 S11E14\$ W14 FSP= N11 W23 S11 E23\$ W23 N11W19S40FGR= S25 E26 N25 W26\$ E26 S20 E15 FOP= E15 N7 W15 S7\$ N7 E21 N21\$ PTR= N90 UOP= W6 FBM= N21 FOP= N11 W14 S11 E14\$ W14 FEP= N11 W23 S11 E23\$ W23 S21E37\$ W37 N32 W19 S40 E26 S13 E36 N21\$ S90\$.	