

LOT 2 EMERALD LAKES S/D.
810-904, 818-1938, 829-1428, WD

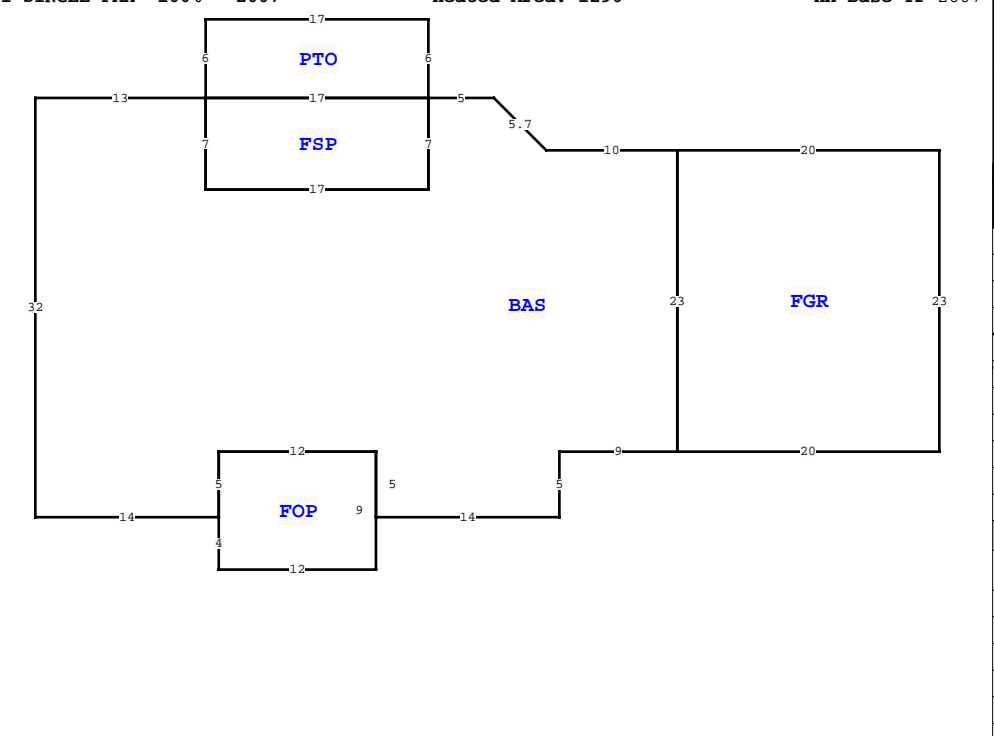
DAVENPORT OAKLEY O
134 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-16-02372-102
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,634	127.8486	143.19	233,972	1995	1995	0	0	32.25	67.75



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	125,726
FGR	460	55		253	24,544
FOP	108	30		32	3,104
FSP	119	40		48	4,656
PTO	102	5		5	485
TOTALS	2,085			1,634	158,516

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	0166	CONC,PAVMT	0	100	0	1,549.00	UT	1.50	1.50	100	1995	1995	3	100	2,324	
2	0190	FPCL PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

EXTRA FEATURES											
134 NW WINDING PL, LAKE CITY											
TOTAL OB/XF 7,024											

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,516	
TOTAL MARKET OB/XF VALUE		7,024	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		200,540	
SOH/AGL Deduction		66,513	
ASSESSED VALUE		134,027	
TOTAL EXEMPTION VALUE		WR HX HB 56,411	
BASE TAXABLE VALUE		77,616	
TOTAL JUST VALUE		200,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050569	Electrical Servic	0	08/16/2024
000042429	Roof Replacement	14,070	07/28/2021
10260	SFR	225	09/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/0557	5/15/2006	WD	Q	I		160,000

GRANTOR: C L JR & SUSAN MOOE
GRANTEE: OAKLEY O DAVENPORT
0829/1428 10/11/1996 WD Q I 85,300
GRANTOR: BILL BLACKWELL CONST
GRANTEE: C L JR & SUSAN MOOR

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W10 U4 L4 W5 PTO= N6 W17 S6 E17 FSP= W17 S7 E17 N7 S7 W17 N7 W13 S32 E14 FOP= S4 E12 N9 W12 S5 N5 E12 S5 E14 N5 E9 FGR= E20 N23 W20 S23 N23 S.	