

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

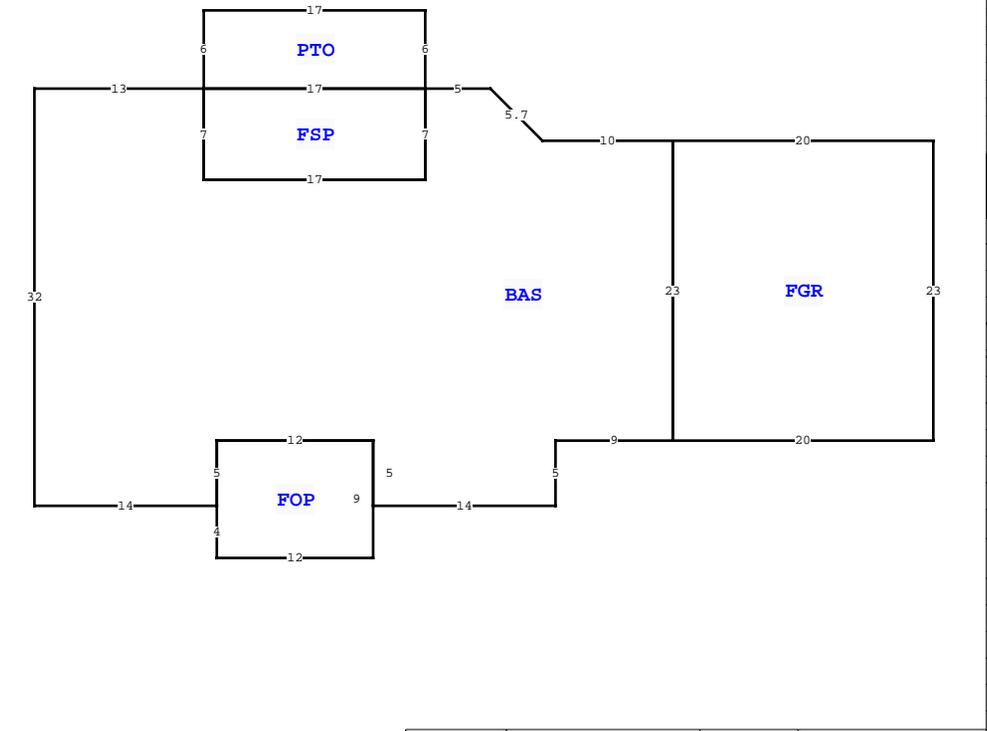
DAVENPORT OAKLEY O  
134 NW WINDING PL  
LAKE CITY, FL 32055

**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
Quality	07	07

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	145.75	238,156	1995	1995	0	0	32.25	67.75



MAP NUM	MKT AREA	06			
28316.050	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	127,974
FGR	460	55		253	24,983
FOP	108	30		32	3,160
FSP	119	40		48	4,740
PTO	102	5		5	494
<b>TOTALS</b>	<b>2,085</b>			<b>1,634</b>	<b>161,351</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,351
TOTAL MARKET OB/XF VALUE			7,024
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			203,375
SOH/AGL Deduction			69,348
ASSESSED VALUE			134,027
TOTAL EXEMPTION VALUE	WR HX HB	56,411	
BASE TAXABLE VALUE			77,616
TOTAL JUST VALUE			203,375
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						

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	0166	CONC, PAVMT	0	100	0	1,549.00	UT	1.50	1.50	100	1995	1995	3	100	2,324	
2	0190	FPLC 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	

TOTAL OB/XF												7,024					
134 NW WINDING PL, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU			

BUILDING NOTES																	
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 E12S5 E14 N5 E9 FGR= E20 N23 W20S23\$ N23\$.																	

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 E12S5 E14 N5 E9 FGR= E20 N23 W20S23\$ N23\$.																	

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							