LOT 3 EMERALD LAKES S/D.

794-1170, 1172, LE 1391-2569, WD

**BROWN BRANDON LEON/GLASCO JACQUELINE LASHEA**
156 NW WINDING PL
LAKE CITY, FL 32055

**2027**

**28-3S-16-02372-103**

## BUILDING CHARACTERISTICS

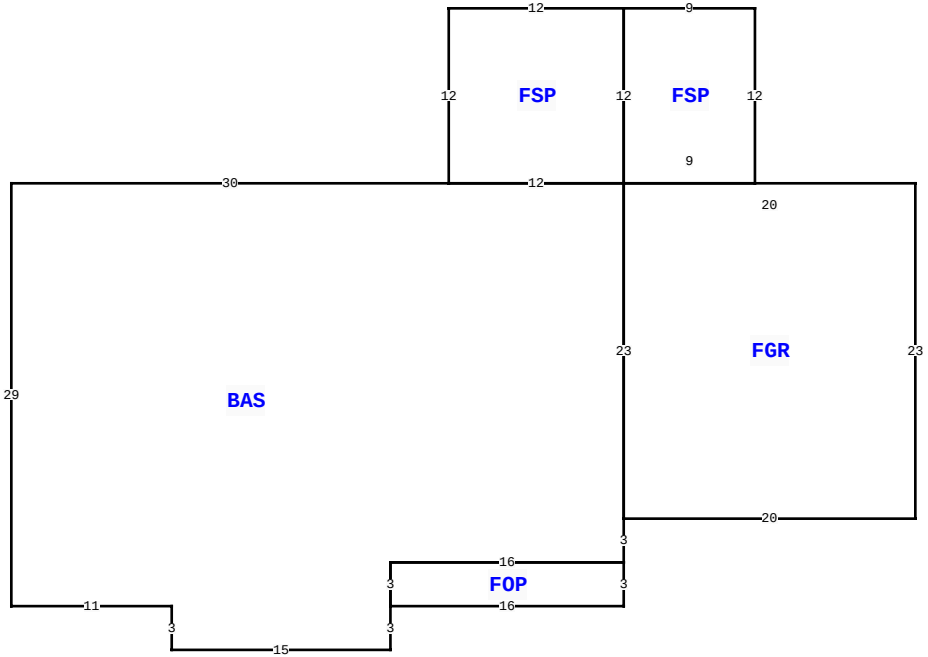
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 28316.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,215 | 100 | | 1,215 | 154,635 |
| FGR | 460 | 55 | | 253 | 32,200 |
| FOP | 48 | 30 | | 14 | 1,782 |
| FSP | 108 | 40 | | 43 | 5,473 |
| FSP | 144 | 40 | | 58 | 7,382 |
| TOTALS | 1,975 | | | 1,583 | 201,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,583 | 144.6258 | 159.09 | 251,839 | 1994 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1215 HX Base Yr




156 NW WINDING PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,500.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 2,250 | |
| 2 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 5,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 201,471 |
| TOTAL MARKET OB/XF VALUE | 8,750 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 245,221 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 245,221 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 245,221 |
| TOTAL JUST VALUE | 245,221 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 248,881 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/1895 | 2/23/2024 | WD | Q | I | 01 | 272,000 |
| GRANTOR: RASKA MARYSUE | | | | | | |
| GRANTEE: BROWN BRANDON LEON | | | | | | |
| 1391/2569 | 8/12/2019 | LE | U | I | 14 | 100 |
| GRANTOR: MATTHEW GEORGE & MARY | | | | | | |
| GRANTEE: KARSON CEPLECHA & H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S29 E11 S3 E15 N3 FOP= E16 N3 W16 S3$ N3 E16 N3FGR= E20 N23 W20 S23$ N23 FSP= E9 N12 W9 S12$ FSP= N12 W12 S12 E12$ W12$.

## LAND DESCRIPTION

TOTAL OB/XF 8,750

| 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/22/2024 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS