LOT 6 EMERALD LAKES S/D.

804-1292, 804-1294, 881-1471, WD

DUNN SAMUEL
218 NW WINDING PL
LAKE CITY, FL 32055

2027

28-3S-16-02372-106

BUILDING CHARACTERISTICS

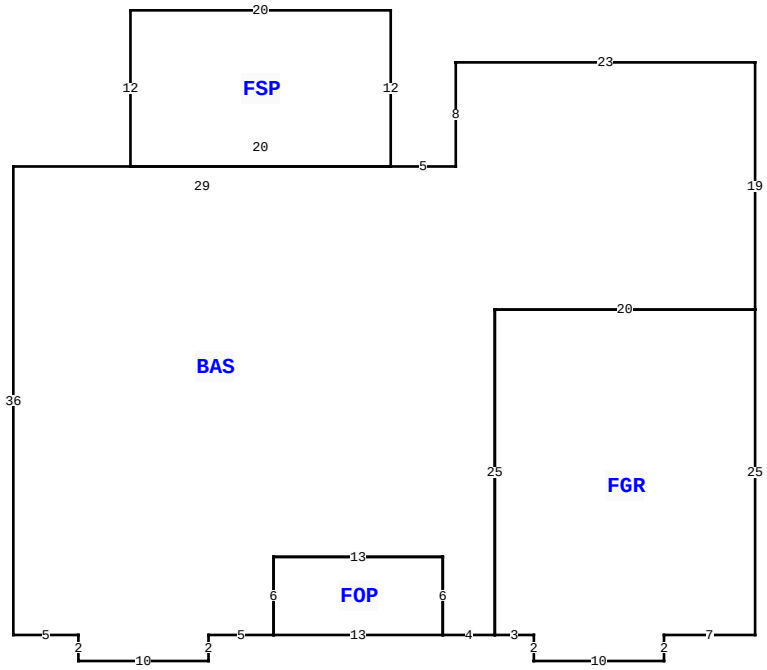
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	05	05
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	1,678	100		1,678	151,194
FGR	520	55		286	25,770
FOP	78	30		23	2,073
FSP	240	40		96	8,650
TOTALS	2,516			2,083	187,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	117.0180	128.72	268,124	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1678 HX Base Yr 2023



218 NW WINDING PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	2,941.00	UT	1.50	1.50	100	1995	1995	3	100	4,412	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	90	1995	1995	3	90	1,296	
3	0169	FENCE/WOOD	0	100	0	0	400.00	UT	7.50	7.50	60	1995	1995	3	60	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,687
TOTAL MARKET OB/XF VALUE		7,508
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		230,195
SOH/AGL Deduction		0
ASSESSED VALUE		230,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,784
TOTAL JUST VALUE		230,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9783	SFR	260	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2078	8/10/2021	WD	U	I	11	100
GRANTOR: DUNN WALTER S						
GRANTEE: DUNN SAMUEL						
1444/84	8/03/2021	CT	U	I	18	217,000
GRANTOR: SNOWDEN-PAUL DONNA M						
GRANTEE: DUNN WALTER S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S8 W5 FSP= N12 W20S12 E20$ W29 S36 E5 S2 E10 N2 E5 FOP= E13 N6 W13 S6$ N6 E13S6 E4 FGR= E3 S2 E10 N2 E7 N25 W20 S25$ N25 E20 N19 $.

LAND DESCRIPTION

TOTAL OB/XF 7,508

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	100		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 03/09/2023 BY KS Total Acres: 0.64 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS