

LOT 32 EMERALD LAKES S/D.
812-2147, 916-2443, WD 1228-630,

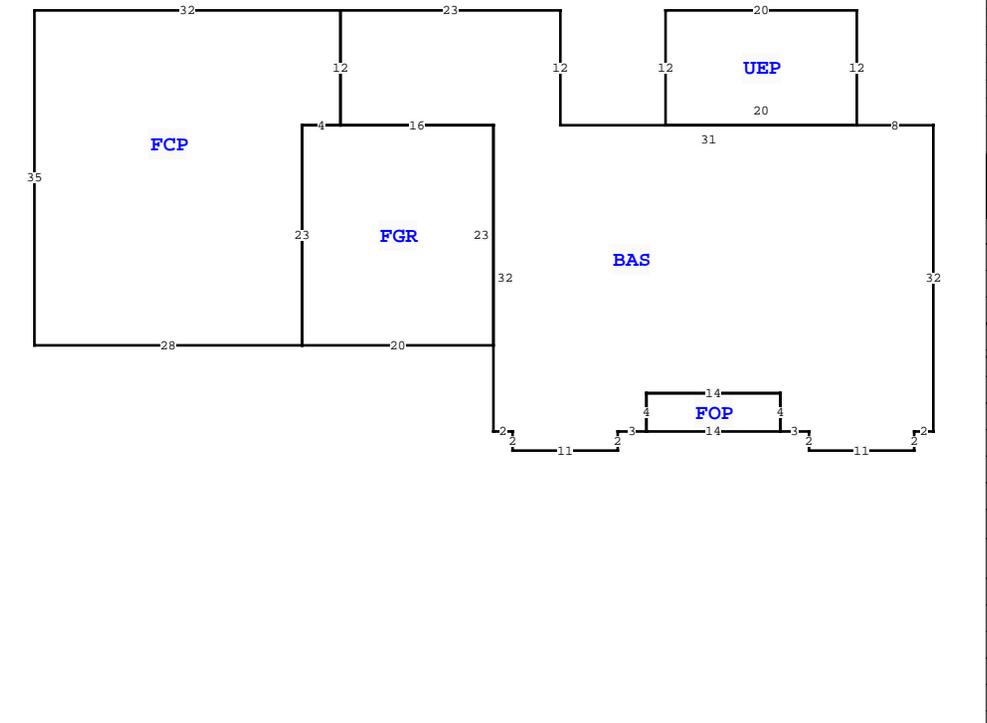
DAIGNAULT STEPHEN W/DAIGNAULT VICTORIA S
227 NW WINDING PL
LAKE CITY, FL 32055

2026

28-3S-16-02372-132
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,407	134.7093	150.87	363,144	1994	1994	0	0	0	31.00	69.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	180,718
FCP	1,028	25		257	26,754
FGR	460	55		253	26,337
FOP	56	30		17	1,770
UEP	240	60		144	14,990
TOTALS	3,520			2,407	250,569

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,622	
2	0294	SHED WOOD/	0	100	12	360.00	UT	7.50	7.50	75	1993	1993	3	75	2,025	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
5	0282	POOL ENCL	0	100	28	1,120.00	UT	15.00	15.00	100	2014	2014	3	45	7,560	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		

227 NW WINDING PL, LAKE CITY MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,569
TOTAL MARKET OB/XF VALUE		40,045
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		325,614
SOH/AGL Deduction		103,622
ASSESSED VALUE		221,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,581
TOTAL JUST VALUE		325,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31515	POOL	170	10/11/2013
30128	ADDN SFR	321	05/03/2012

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0630	1/19/2012	WD	Q	I	01	165,000

GRANTOR: ROBERT & WYNETTE HUGG
GRANTEE: STEPHEN W & VICTORI
0916/2443 12/21/2000 WD Q I 130,000
GRANTOR: T TALMADGE
GRANTEE: ROBERT & WYNETTE HU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 UEP= N12 W20 S12 E20\$ W31 N12 W23 FCP= W32 S35 E28 N23 E4 N12\$ S12 FGR= W4 S23E20 N23 W16\$ E16 S32 E2 S2 E11N2 E3 FOP= E14 N4 W14S4\$ N4 E14 S4 E3 S2 E11 N2 E2 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF 40,045																						
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							