LOT 35 EMERALD LAKES S/D.

904-2239, 921-500, WD 1057-1157,

DAVIS MICHAEL R/DAVIS RACHEL
135 NW WINDING PL
LAKE CITY, FL 32055

2027

28-3S-16-02372-135

BUILDING CHARACTERISTICS

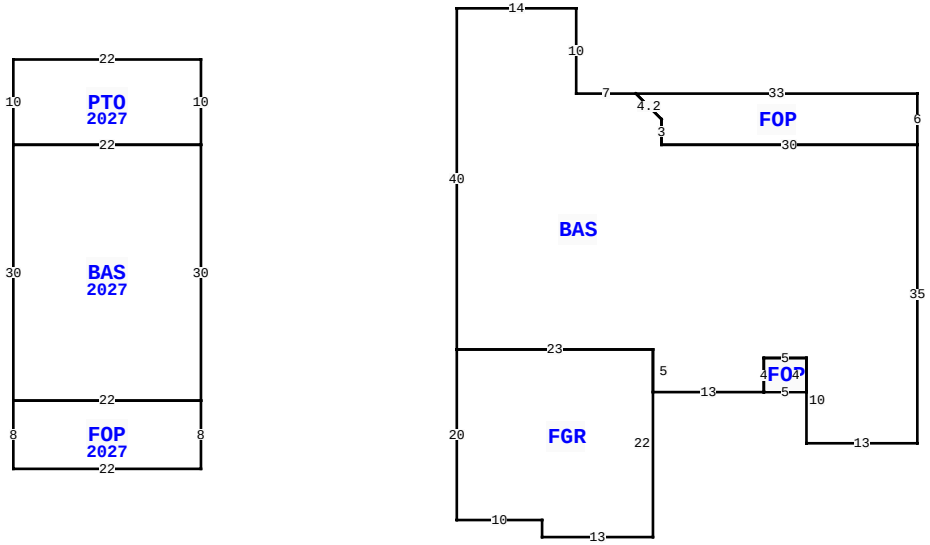
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,789	100		1,789	175,903
BAS	660	100	2027	660	64,894
FGR	486	55		267	26,252
FOP	20	30		6	590
FOP	185	30		56	5,506
FOP	176	30	2027	53	5,211
PTO	220	5	2027	11	1,081
TOTALS	3,536			2,842	279,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,842	122.2452	134.47	382,164	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2008 Heated Area: 2449 HX Base Yr 2008



135 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	100	0	0	1,373.00	UT	1.50	1.50	100	2000	2000	3	100	2,060	
2	0169	FENCE/WOOD	0	100	0	0	416.00	UT	7.50	7.50	70	2000	2000	3	70	2,184	
3	0280	POOL R/CON	0	100	0	0	592.00	UT	70.00	70.00	100	2027	2026		98	40,611	
4	0080	DECKING	0	100	0	0	848.00	UT	8.00	8.00	100	2027	2026		100	6,784	
5	0282	POOL ENCL	0	100	0	0	1,766.00	UT	15.00	15.00	100	2027	2026		95	25,166	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,438
TOTAL MARKET OB/XF VALUE	76,805
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	391,243
SOH/AGL Deduction	77,653
ASSESSED VALUE	313,590
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	262,179
TOTAL JUST VALUE	391,243
NCON VALUE	136,051
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055952	Screen Enclosure	30,000	06/24/2026
000055556	Swimming Pool and	86,000	04/24/2026
000054693	New Residential C	125,000	12/16/2025
000054486	Right-of-Way Acce		11/14/2025
17169	SFR	325	07/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/158	11/13/2020	QC	U	I	11	0
GRANTOR: DAVIS MICHAEL R						
GRANTEE: DAVIS MICHAEL R						
1115/1526	3/30/2007	WD	Q	I		203,000
GRANTOR: MICHAEL W WIMBERLY						
GRANTEE: MICHAEL R DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S40 E23 S5 E13 N4 E5 S10 E13 N35 W30 N3 U3L3 W7 N10 $
FGR=[ORIG=-14,40] S20 E10 S2 E13 N22 W23 $
FOP=[ORIG=40,16] N6 W33 D3R3 S3 E30 $
FOP=[ORIG=22,45] E5 N4 W5 S4 $
PTO=[YR=2027;ORIG=-66,6] E22 S10 W22 N10 $
BAS=[YR=2027;ORIG=-66,16] E22 S30 W22 N30 $
FOP=[YR=2027;ORIG=-66,46] E22 S8 W22 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 76,805

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 06/22/2026 BY CM Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS