LOT 36 EMERALD LAKES S/D.

839-1407, 881-2175, WD 1031-913,

KELLY SYLVESTER III/KELLY RONDA T
115 NW WINDING PL
LAKE CITY, FL 32055

2027

28-3S-16-02372-136

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	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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

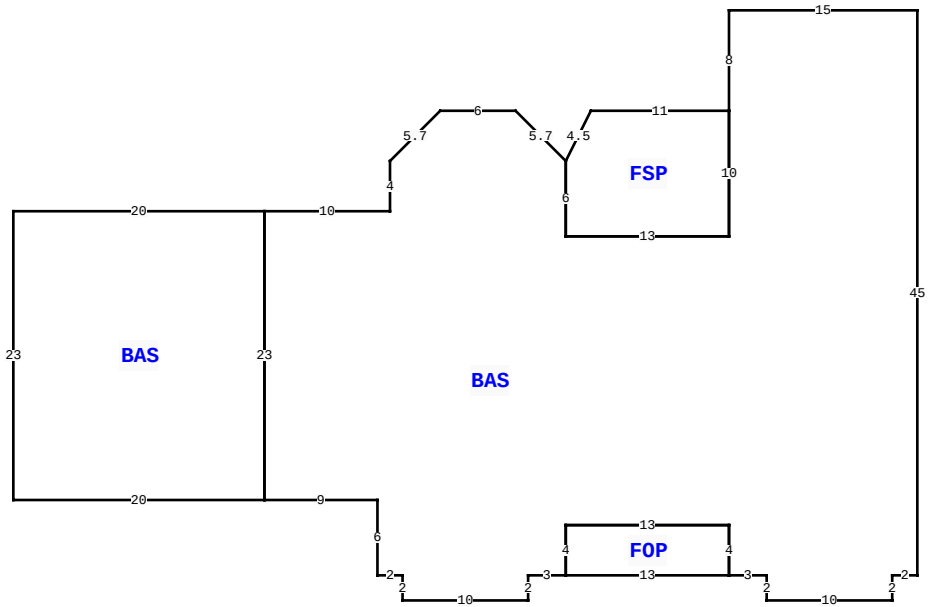
NEIGHBORHOOD/LOC 28316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	44,281
BAS	1,752	100		1,752	168,655
FOP	52	30		16	1,540
FSP	126	40		50	4,813
TOTALS	2,390			2,278	219,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	125.0172	137.52	313,271	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2005 Heated Area: 2212 HX Base Yr 2005



115 NW WINDING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,290
TOTAL MARKET OB/XF VALUE		8,010
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		253,550
SOH/AGL Deduction		74,708
ASSESSED VALUE		178,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,431
TOTAL JUST VALUE		253,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16139	STORAGE	60	10/13/1999
9927	SFR	275	07/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1264	3/22/2022	QC	U	I	11	100
GRANTOR: BELL SHAEHAN MARNEICI						
GRANTEE: KELLY RONDA						
1113/2136	3/12/2007	WD	Q	I	01	100
GRANTOR: SYLVESTER III & RONDA						
GRANTEE: SYLVESTER III & RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10BAS= W20 S23 E20 N23$ S23 E9 S6 E2 S2 E10 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4E3 S2 E10 N2 E2 N45 W15 S8 FSP= W11 L2 D4 S6 E13 N10$ S10 W13 N6 U4 L4 W6 L4 D4 S4$.

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	3,036.00	UT	1.50	1.50	100	1995	1995	3	100	4,554	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	12.00	12.00	100	1999	1999	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 8,010

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	0.75	35,000.00	26,250.00	26,250							

REVIEW DATE 03/10/2023 BY KS Total Acres: 0.53 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2026 BY SYS