

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

**2026**

28-3S-16-02372-136  
VALUATION SUMMARY PAGE 1 of 1

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	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	2,278	125.0172	140.02	318,966	1995	1995	0	0	30.00	70.00

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,276
TOTAL MARKET OB/XF VALUE		8,010
TOTAL LAND VALUE - MARKET		26,250
TOTAL MARKET VALUE		257,536
SOH/AGL Deduction		83,903
ASSESSED VALUE		173,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,222
TOTAL JUST VALUE		257,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,726

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	45,086
BAS	1,752	100		1,752	171,721
FOP	52	30		16	1,568
FSP	126	40		50	4,901
<b>TOTALS</b>	<b>2,390</b>			<b>2,278</b>	<b>223,276</b>

115 NW WINDING PL, LAKE CITY

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

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 SHAHAN MARNEICI  
GRANTEE: KELLY RONDA  
1113/2136 3/12/2007 WD Q I 01 100  
GRANTOR: SYLVESTER III & RONDA  
GRANTEE: SYLVESTER III & RON

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

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

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\$.	

LAND DESCRIPTION		TOTAL OB/XF															8,010							
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	0.75	35,000.00	26,250.00	26,250							