

LOT 36 EMERALD LAKES S/D.
839-1407, 881-2175, WD 1031-913,

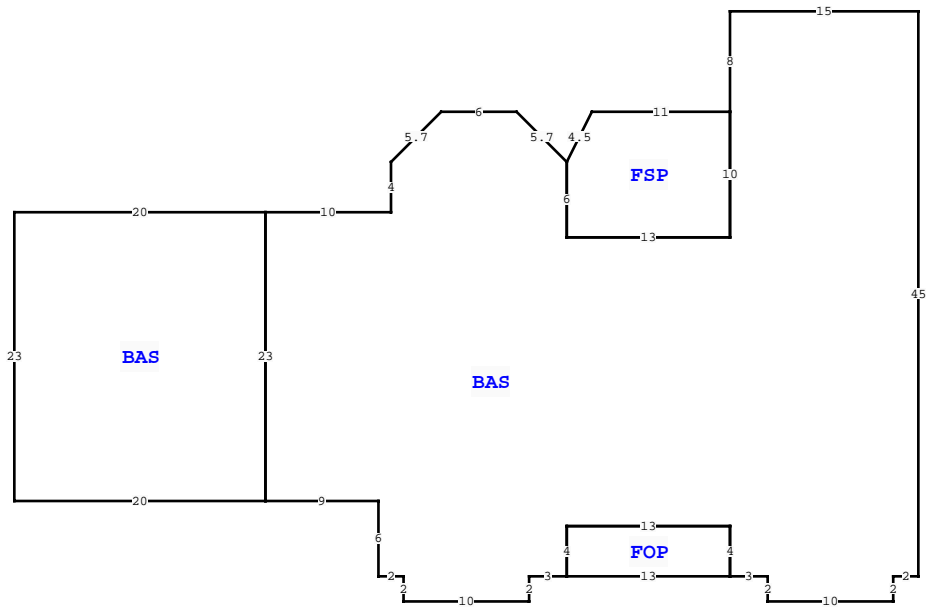
KELLY SYLVESTER III/KELLY RONDA T
115 NW WINDING PL
LAKE CITY, FL 32055

2026

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	460	100	
BAS	1,752	100	
FOP	52	30	
FSP	126	40	
TOTALS	2,390		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2005								
Heated Area: 2212						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
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

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

EXTRA FEATURES		115 NW WINDING PL, LAKE CITY														
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		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											
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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												
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							