

COMM NE COR OF NW1/4 OF NW1/4, R
W 52.31 FT, FOR POB, RUN S 152.2
FT, N 6 DG E 164.23 FT, E 292.35

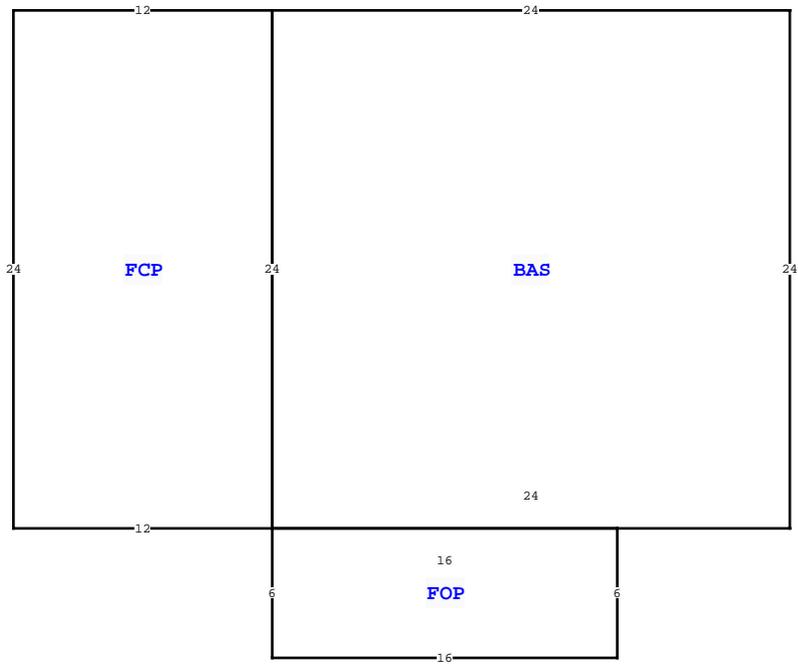
LANG PATRICIA H
324 SW LANGVILLE GLN
LAKE CITY, FL 32024

2026

28-4S-17-08797-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 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	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0700 MISC IMPROVED		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
FCP	288	25	
FOP	96	30	
TOTALS	960		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	0%	- 2022										
Heated Area: 576 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			41,403
TOTAL MARKET OB/XF VALUE			15,365
TOTAL LAND VALUE - MARKET			42,809
TOTAL MARKET VALUE			99,577
SOH/AGL Deduction			0
ASSESSED VALUE			99,577
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,577
TOTAL JUST VALUE			99,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15942	ADDN SFR	115	08/24/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1716	4/28/2023	LE U	I	I	14	100
GRANTOR: LANG PATRICIA H						
GRANTEE: LANG PATRICIA H (EN						
1448/1221	9/23/2021	WD Q	I	I	05	79,900
GRANTOR: OLIN MELISSA GATES						
GRANTEE: LANG PATRICIA H						

EXTRA FEATURES																	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	30	1969	1969	3	30	10,752	
3	0263	PRCH, USP	0	0	10	15	150.00	UT	3.30	3.30	100	0	0	3	100	495	
4	0011	BARN, BLK A	0	0	14	14	196.00	UT	7.20	7.20	75	0	0	3	75	1,058	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0166	CONC, PAVMT	0	0	0	0	1,298.00	UT	1.50	1.50	75	1999	1999	3	75	1,460	

TOTAL OB/XF														15,365			
288 SW WENDY TER, LAKE CITY																	
BLD DATE				LGL DATE		03/21/2022		MLU									
XF DATE				LAND DATE													
INC DATE				AG DATE													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 FCP= W12 S24 E12 N24\$ S24 FOP= S6 E16 N6 W16\$ E24 N24\$.													

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	34,580										
2	0100	C	SFR	0		A-1	0.00	0.00	0.35	AC		1.00	1.00	1.24	19,000.00	23,512.50	8,229										