BEG SW COR OF NE1/4 OF NW1/4, RU
300 FT, S 140 FT, W 300 FT TO PO
PART OF LOTS 1 & 2 BLOCK 5 FLORA

LITTRELL BRIANNA/LITTRELL PATRICK
329 SW WENDY TER
LAKE CITY, FL 32025

2026

28-4S-17-08819-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

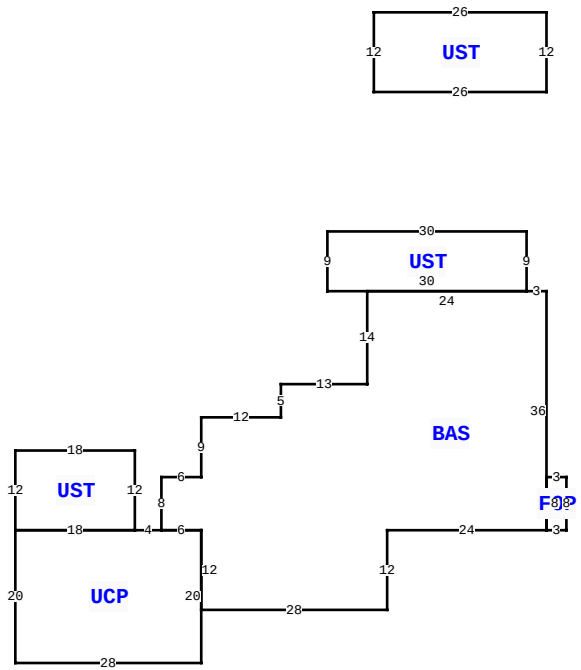
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	114,830
FOP	24	30		7	436
UCP	560	20		112	6,967
UST	216	45		97	6,034
UST	270	45		122	7,589
UST	312	45		140	8,709
TOTALS	3,228			2,324	144,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	85.4469	95.70	222,407	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1846 HX Base Yr 2026



329 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,565
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		162,665
SOH/AGL Deduction		0
ASSESSED VALUE		162,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,254
TOTAL JUST VALUE		162,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1781	3/17/2025	QC	U	I	11	100
GRANTOR: BYNUM VICKI						
GRANTEE: BYNUM VICKI						
1387/2442	5/03/2019	QC	U	I	30	100
GRANTOR: GLYN ALAN GRIFFIS						
GRANTEE: VICKIE ANN BYNUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UST= N9 W30 S9 E30$W24 S14 W13 S5 W12 S9 W6 S8 UCP= W4 UST= N12 W18 S12 E18$ W18 S20 E28 N20 W6$ E6 S12 E28 N12 E24 FOP= E3 N8 W3 S8$ N36$ PTR=N30 UST= N12W26 S12 E26$ S30$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/27/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/08/2026 BY SYS