COMM SW COR OF NE1/4 OF NW1/4,
RUN N 332.7 FT FOR POB, RUN E
300 FT, N 130 FT, W 300 FT, S

CHARLES JOHNNY R II/OGBURN JESSICA
273 SW WENDY TER
LAKE CITY, FL 32025

2027

28-4S-17-08821-000

BUILDING CHARACTERISTICS

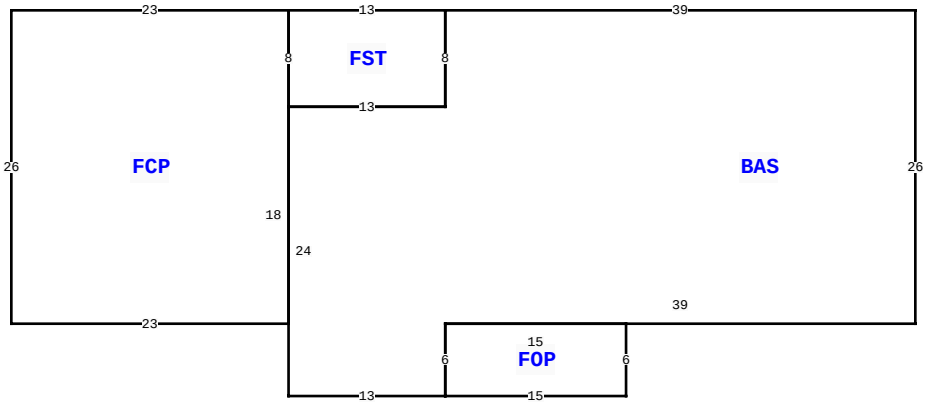
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
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	1,326	100		1,326	112,254
FCP	598	25		150	12,698
FOP	90	30		27	2,285
FST	104	55		57	4,826
TOTALS	2,118			1,560	132,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	118.4000	130.24	203,174	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1326 HX Base Yr 2019



273 SW WENDY TER, LAKE CITY

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

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	12	50	1.00	UT	0.00	0.00	100	0	0	3	100	905	
2	0294	SHED WOOD/	0	100	10	14	140.00	UT	3.30	3.30	100	0	0	3	100	462	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,063
TOTAL MARKET OB/XF VALUE	1,367
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	151,430
SOH/AGL Deduction	48,735
ASSESSED VALUE	102,695
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	51,284
TOTAL JUST VALUE	151,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1090	5/20/2020	QC	U	I	11	100
GRANTOR: JOHNNY R CHARLES II &						
GRANTEE: JOHNNY R CHARLES II						
1354/2661	3/06/2018	WD	Q	I	01	90,000
GRANTOR: STEPHANIE ANN HALEY						
GRANTEE: JOHNNY R CHARLES II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FST= W13 S8 E13 N8$S8 W13 FCP= N8 W23 S26 E23 N18$ S24 E13 FOP= E15 N6 W15S6$ N6E39 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,367

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 11/17/2026 BY SYS