COMM NW COR OF NE1/4 OF SW1/4 OF
690.29 FT, EAST 38.78 FT FOR POB
ALONG R/W OF WENDY TERR, 130.04

LEE DESTINY L/WHITCOMB BRENT F
743 SW WENDY TER
LAKE CITY, FL 32025

2027

28-4S-17-08832-017

BUILDING CHARACTERISTICS

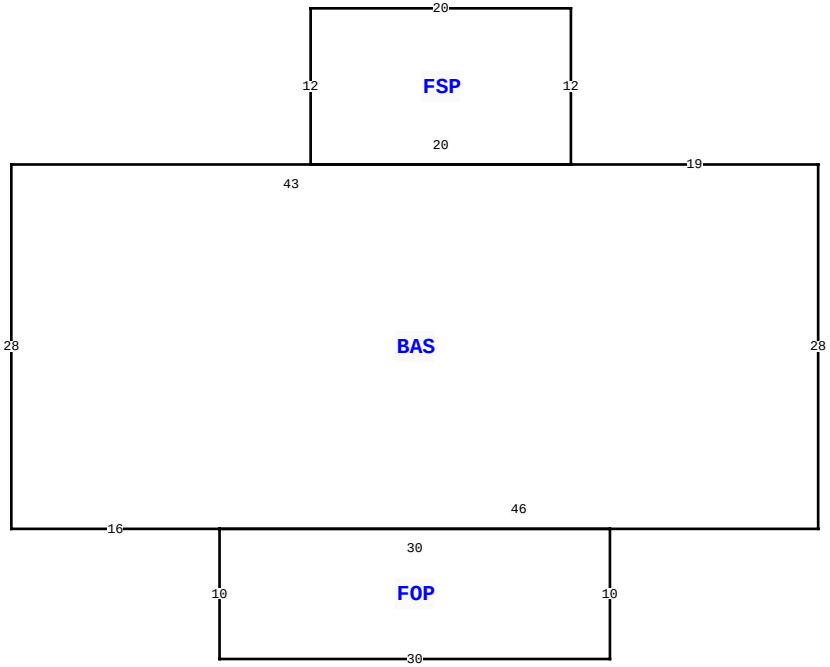
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	175,514
FOP	300	30		90	9,099
FSP	240	40		96	9,706
TOTALS	2,276			1,922	194,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	109.4160	120.36	231,332	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 1736 HX Base Yr 2010



743 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	0	0	1,925.00	UT	2.00	2.00	100	2017	2017	3	100	3,850	
2	0030	BARN,MT	0	0	18	26	468.00	UT	11.00	11.00	100	2017	2017	3	100	5,148	
3	0251	LEAN TO W/	0	100	12	26	312.00	UT	3.50	3.50	100	2017	2017	3	100	1,092	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,319
TOTAL MARKET OB/XF VALUE		10,090
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		222,409
SOH/AGL Deduction		68,630
ASSESSED VALUE		153,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,368
TOTAL JUST VALUE		222,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27549	SFR	652	12/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/2522	11/06/2008	WD	Q	V	01	100

GRANTOR: ARTHUR N & JANIE L BE

GRANTEE: DESTINY L LEE & BRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W20 S12 E20$ W43 S28 E16 FOP= S10 E30 N10 W30$ E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,090

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