

COMM AT SE COR OF SW1/4 OF SW1/4
 FT, N 373.48 FT, E 226.43 FT FOR
 FT, E 255.50 FT, CONT E 142.26 F

WOOD TIMOTHY J/WOOD JENNY S
 980 SW WENDY TER
 LAKE CITY, FL 32025

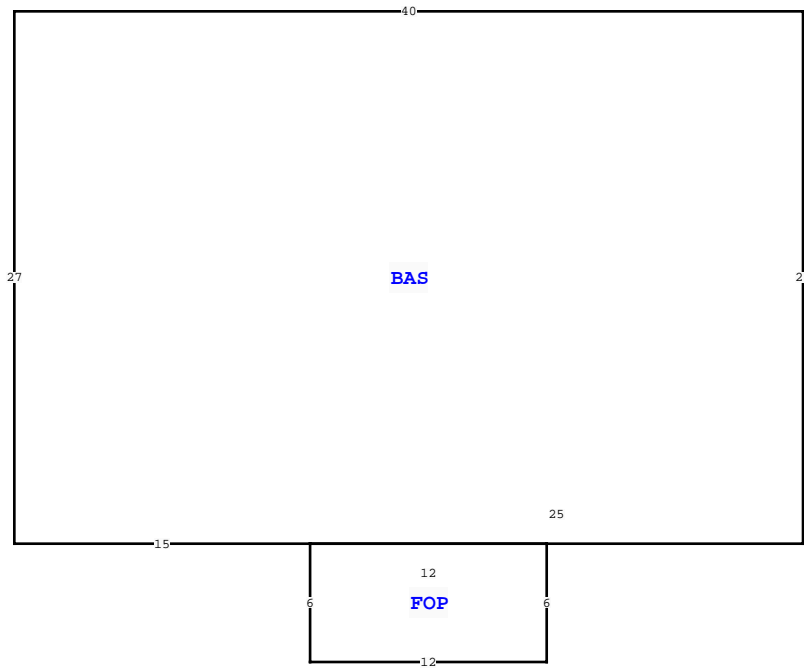
2026

28-4S-17-08835-002



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	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	28417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	110,637
FOP	72	30		22	2,254
TOTALS	1,152			1,102	112,891

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%	2022								
Heated Area: 1080					HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			112,891
TOTAL MARKET OB/XF VALUE			10,816
TOTAL LAND VALUE - MARKET			8,085
TOTAL MARKET VALUE			131,792
SOH/AGL Deduction			10,659
ASSESSED VALUE			121,133
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			69,722
TOTAL JUST VALUE			131,792
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24535	SFR	357	05/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2501	9/18/2020	WD	U	I	18	155,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TIMOTHY J & JENNY S						
1401/1696	12/04/2019	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FERDERAL NATIONAL M						

EXTRA FEATURES		BLD DATE		LGL DATE		LAND DATE		AG DATE								
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	0210	GARAGE U	0	100	26	26			676.00	UT	16.00				10,816	

TOTAL OB/XF										10,816						
980 SW WENDY TER, LAKE CITY																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 S27 E15 FOP= S6 E12 N6 W12\$ E25 N27\$.									

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		A-1	0.00	0.00	2.31	AC		1.00	1.00	1.00	3,500.00	3,500.00	8,085							