BEG SW COR OF N1/2 OF W1/2
OF SE1/4 OF SW1/4, RUN N 160
FT, E 355 FT, S 160 FT, W 355

IRWIN DUSTIN
959 SW WENDY TERRACE
LAKE CITY, FL 32025

2027

28-4S-17-08838-001

BUILDING CHARACTERISTICS

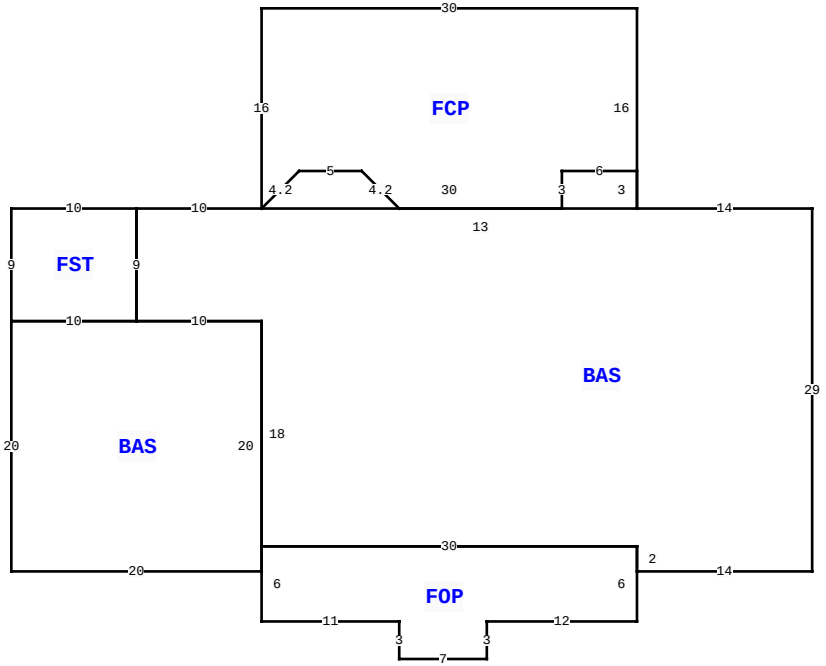
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	400	100		400	36,909
BAS	1,348	100		1,348	124,382
FCP	480	25		120	11,072
FOP	201	30		60	5,537
FST	90	55		50	4,614
TOTALS	2,519			1,978	182,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	118.1460	129.96	257,061	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2014 Heated Area: 1748 HX Base Yr 2014



959 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	525.00	UT	2.00	2.00	100	1996	1996	3	100	1,050	
2	0258	PATIO	0	100	10	10	100.00	UT	2.00	2.00	100	1996	1996	3	100	200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0169	FENCE/WOOD	0	100	10	10	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,513
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		23,040
TOTAL MARKET VALUE		207,503
SOH/AGL Deduction		58,243
ASSESSED VALUE		149,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,849
TOTAL JUST VALUE		207,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,818

SALE:1:1: 1 AC /FATHER TO SON/

XFOB:1:1: REDM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11067	SFR	230	04/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/1655	8/31/2012	WD	U	I	38	130,000
GRANTOR: RANDY A & JEANNIE SHE						
GRANTEE: DUSTIN IRWIN						
1060/0412	9/27/2005	WD	Q	I		153,000
GRANTOR: SIROIS & LORI W BARKE						
GRANTEE: RANDY& JEANNIE SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FCP= N16 W30 S16E30$ N3 W6 S3 W13 U3 L3 W5 L3 D3
W10 FST= W10S9 E10 N9$ S9 BAS= W10 S20 E20 N20 W10$ E10 S18
FOP= S6 E11 S3 E7 N3 E12 N6 W30 $ E30 S2 E14 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							

REVIEW DATE 06/28/2017 BY DF Total Acres: 1.28 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 11/17/2026 BY SYS