R/W EASEMENT LYING WITH IN HILLS
BETTER DESCRIBED IN ORB 868-1091

HILLS OF WINDSOR HOMEOWNER'S ASSOCIATION
250 NW MAIN BLVD #58
LAKE CITY, FL 32057

2026

30-3S-16-02411-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,240
TOTAL LAND VALUE - MARKET	10
TOTAL MARKET VALUE	5,250
SOH/AGL Deduction	0
ASSESSED VALUE	5,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,250
TOTAL JUST VALUE	5,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,250

XFOB:3:1: BRICK WALL (FENCE)

XFOB:2:1: GUARD HOUSE

XFOB:1:1: FROM ENTRANCE TO HWY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	360	20	7,200.00	UT	0.45	0.45	100	0	0	3	100	3,240	
2	0296	SHED METAL	0	0	12	7	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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	9400	C	RIGHTOFWAY	0			60.00	100.00	1.00	UT		1.00	1.00	1.00	10.00	10.00	10							

REVIEW DATE 09/13/2018 BY KR Total Acres: 5.65 Total Land Value: 10 Market: 0 Agricultural: 0 Common: 10 PRINTED 06/23/2026 BY SYS