LOT 1 HILLS OF WINDSOR S/D.
868-1086-1089, 898-2318, QC 1187

PATEL MINESH/PATEL KETNA
182 SW WINDSOR HILL GLN
LAKE CITY, FL 32024

2026

30-3S-16-02411-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,951	100		8,951	1,143,575
FGR	1,154	55		635	81,127
FOP	946	30		284	36,284
UAT	702	10		70	8,944
UST	1,188	45		535	68,351
TOTALS	12,941			10,475	1,338,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	10,475	128.1680	143.55	1,503,686	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 8951 HX Base Yr 2015

182 SW WINDSOR HILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2022 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	8,529.00	UT	3.50	3.50	100	2014	2014	3	100	29,852	
2	0280	POOL R/CON	0	100	0	0	755.00	UT	70.00	70.00	100	2014	2014	3	76	40,166	
3	0100	ELEV.PASS	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,338,281
TOTAL MARKET OB/XF VALUE		85,018
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		1,465,799
SOH/AGL Deduction		397,392
ASSESSED VALUE		1,068,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,016,996
TOTAL JUST VALUE		1,465,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,473,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31709	POOL	320	01/24/2014
30767	SFR	3,444	02/06/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0318	1/04/2010	WD	Q	V	01	70,000
GRANTOR: BRUCE & ALICE TIMONS						
GRANTEE: MINESH & KETNA PATE						
1187/0315	11/24/2009	QC	U	V	11	100
GRANTOR: MOHAMMAD A & KAZI FAI						
GRANTEE: BRUCE & ALICE TIMIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 8951$ UST= 1188$ FOP= 946$ FGR= 1154$ UAT= 702$.

LAND DESCRIPTION

TOTAL OB/XF 85,018

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			0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 09/13/2018 BY KR Total Acres: 2.68 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 06/23/2026 BY SYS