

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
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/

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%	2015		Heated Area: 8951					HX Base Yr 2015			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,362,147	
TOTAL MARKET OB/XF VALUE		85,018	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		1,489,665	
SOH/AGL Deduction		421,258	
ASSESSED VALUE		1,068,407	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		1,016,996	
TOTAL JUST VALUE		1,489,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,473,921	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,951	100		8,951	1,163,970
FGR	1,154	55		635	82,574
FOP	946	30		284	36,931
UAT	702	10		70	9,103
UST	1,188	45		535	69,570
<b>TOTALS</b>	<b>12,941</b>			<b>10,475</b>	<b>1,362,147</b>

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						

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	0166	CONC, PAVMT	0	100	0	8,529.00	UT	3.50	3.50	100	2014	2014	3	100	29,852	
2	0280	POOL R/CON	0	100	0	755.00	UT	70.00	70.00	100	2014	2014	3	76	40,166	
3	0100	ELEV. PASS	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	15,000	

EXTRA FEATURES		182 SW WINDSOR HILL GLN, LAKE CITY	
BLD DATE	XF DATE	INC DATE	

  

LGL DATE		04/25/2022		MLU	
LAND DATE	AG DATE				

BUILDING NOTES			

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

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			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 05/08/2026 BY SYS	
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