LOT 2 HILLS OF WINDSOR S/D.
876-2529,

ORDINARIO ERIC/ORDINARIO ELIZABETH
183 SW WINDSOR HILL GLN
LAKE CITY, FL 32024-0541

2026

30-3S-16-02411-102

BUILDING CHARACTERISTICS

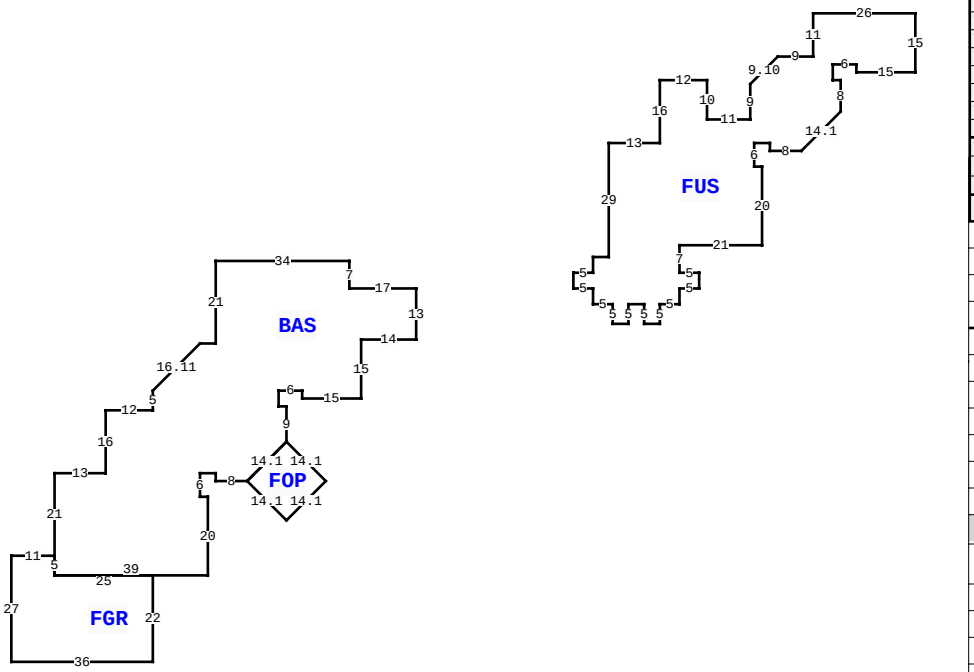
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	19	MARBLE 40
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	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	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	3,418	100		3,418	443,376
FGR	847	55		466	60,448
FOP	200	30		60	7,783
FUS	2,472	100		2,472	320,663
TOTALS	6,937			6,416	832,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,416	146.6080	164.20	1,053,507	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 5890 HX Base Yr 2005



183 SW WINDSOR HILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	832,271
TOTAL MARKET OB/XF VALUE	52,500
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	939,771
SOH/AGL Deduction	263,325
ASSESSED VALUE	676,446
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	939,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	947,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052554	Roof Replacement	52,921	03/11/2025
20055	SFR	870	10/18/2002

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N7 W34 S21 W4 D12 L12 S5 W12 S16 W13 S21 FGR= W11 S27 E36 N22 W25 N5 $ S5 E39 N20 W2 N6 E4 S2 E8 FOP= D10 R10 R10 U10 U10 L10 L10 D10 $ U10 R10 N9 W2 N4 E6 S2 E15 N15 E14 N13 $ PTR= E40 FUS= E5 S4 E5 S5 E4 N5 E4 S5 E4 N5 E5 N4 E5 N4 W5 N7 E21 N20 W2 N6 E4 S2 E8 U10 R10 N8 W2 N4 E6 S2 E15 N15 W26 S11 W9 L7 D7 S9 W11 N10 W12 S16 W13 S29 W4 S4 W5 S4$ W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	7,462.00	UT	2.00	2.00	100	2004	2004	3	100	14,924	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
5	0282	POOL ENCL	0	100	28	42	1,176.00	UT	15.00	15.00	100	2014	2014	3	45	7,938	

LAND DESCRIPTION

TOTAL OB/XF 52,500

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 4.45 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/22/2026 BY SYS