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

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

**2027**

**30-3S-16-02411-102**

## BUILDING CHARACTERISTICS

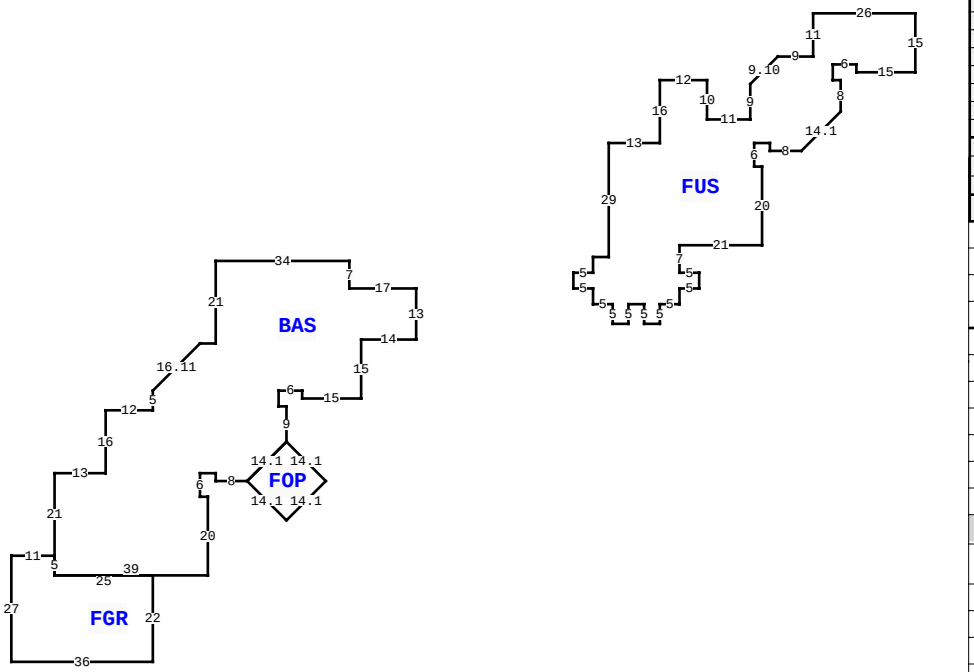
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 19 | MARBLE 40 |
| Air Condition | 06 | ENG CENTRL 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 | 435,465 |
| FGR | 847 | 55 | | 466 | 59,370 |
| FOP | 200 | 30 | | 60 | 7,644 |
| FUS | 2,472 | 100 | | 2,472 | 314,941 |
| TOTALS | 6,937 | | | 6,416 | 817,419 |

## 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 | 161.27 | 1,034,708 | 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

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 817,419 |
| TOTAL MARKET OB/XF VALUE | 52,500 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 924,919 |
| SOH/AGL Deduction | 228,180 |
| ASSESSED VALUE | 696,739 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 645,328 |
| TOTAL JUST VALUE | 924,919 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 939,771 |

| 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 11/17/2026 BY SYS