LOT 4 HILLS OF WINDSOR S/D.
QC 1222-1732, DC 1429-1279, LE 1

HARRIS TERRY L TRUST DATED JULY 17, 1998
248 SW WINDSOR HILLS GLN
LAKE CITY, FL 32024

**2027**

**30-3S-16-02411-104**

## BUILDING CHARACTERISTICS

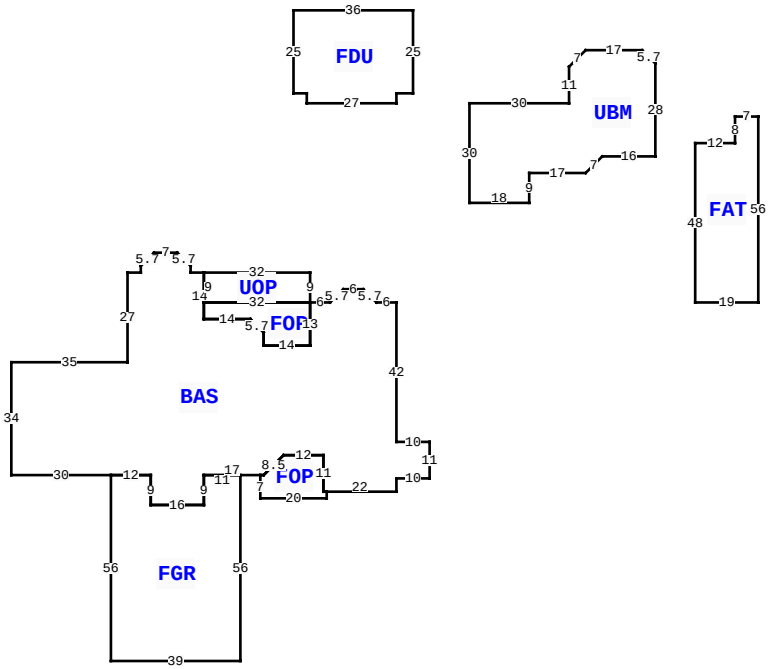
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 5.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| 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 | 5,717 | 100 | | 5,717 | 676,187 |
| FAT | 968 | 20 | | 194 | 22,945 |
| FDU | 981 | 60 | | 589 | 69,665 |
| FGR | 2,040 | 55 | | 1,122 | 132,706 |
| FOP | 225 | 30 | | 68 | 8,043 |
| FOP | 280 | 30 | | 84 | 9,935 |
| UBM | 1,641 | 20 | | 328 | 38,795 |
| UOP | 288 | 20 | | 58 | 6,860 |
| TOTALS | 12,140 | | | 8,160 | 965,136 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 8,160 | 123.5902 | 135.95 | 1,109,352 | 2012 | 2012 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 5717 HX Base Yr 2025




248 SW WINDSOR HILL GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/07/2025 MLU |
| 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 | | 965,136 |
| TOTAL MARKET OB/XF VALUE | | 124,259 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 1,134,395 |
| SOH/AGL Deduction | | 241,935 |
| ASSESSED VALUE | | 892,460 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 841,049 |
| TOTAL JUST VALUE | | 1,134,395 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,151,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055598 | Roof Replacement | 70,000 | 05/04/2026 |
| 000052141 | Swimming Pool and | 85,000 | 01/24/2025 |
| 32797 | STORAGE | 231 | 03/23/2015 |
| 29802 | SFR | 2,727 | 12/07/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1519/907 | 7/17/2024 | WD | Q | I | 01 | 1,060,000 |
| GRANTOR: JORDAN LINNIE F FAMIL | | | | | | |
| GRANTEE: HARRIS TERRY L TRUS | | | | | | |
| 1455/1414 | 12/17/2021 | LE | U | I | 14 | 100 |
| GRANTOR: JORDAN LINNIE F | | | | | | |
| GRANTEE: THE LINNIE F JORDAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 L4 U4 W6 D4 L4 W6 UOP= N9 W32 S9 E32$ FOP= W32 S5 E14 D4 R4 S4 E14 N13$ S13 W14 N4 L4 U4 W14 N14 W4 N2 L4 U4 W7 D4 L4 S2 W4 S27 W35 S34 E30 FGR= S56 E39 N56 W11 S9 W16 N9 W12$ E12 S9 E16 N9 E17 FOP= S7 E20 N2 W1 N11 W12 L6 D6 W1$ E1 U6 R6 E12 S11 E22 N4 E10 N11 W10 N42$ PTR= N30 E40 UBM= N9 E17 U5 R5 E16 N28 L4 U4 W17 D5 L5 S11 W30 S30 E18$ S30 W40 PTR= E90 FAT= E19 N56 W7 S8 W12 S48$ W90$ PTR= N60 FDU= N3 E5 N25 W36 S25 E4 S3 E27 $ S60$.

## 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 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 2012 | 2012 | 3 | 100 | 2,400 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,004.00 | UT | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 100 | 8,008 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 7 | 18 | 126.00 | UT | 70.00 | 70.00 | 100 | 2015 | 2015 | 3 | 79 | 6,968 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 1,205.00 | UT | 70.00 | 70.00 | 100 | 2026 | 2025 | | 98 | 82,663 | |
| 6 | 0080 | DECKING | 0 | 100 | 0 | 0 | 2,715.00 | UT | 8.00 | 8.00 | 100 | 2026 | 2025 | | 100 | 21,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 124,259

| 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 | 0.90 | 50,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 03/05/2026 BY robin Total Acres: 3.13 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS