LOT 10 HILLS OF WINDSOR S/D.

WD 1027-841, WD 1083-2494,

PATEL SUNIL/PATEL PRAVINA
518 SW WINDSOR DR
LAKE CITY, FL 32024

2027

31-3S-16-02411-110

BUILDING CHARACTERISTICS

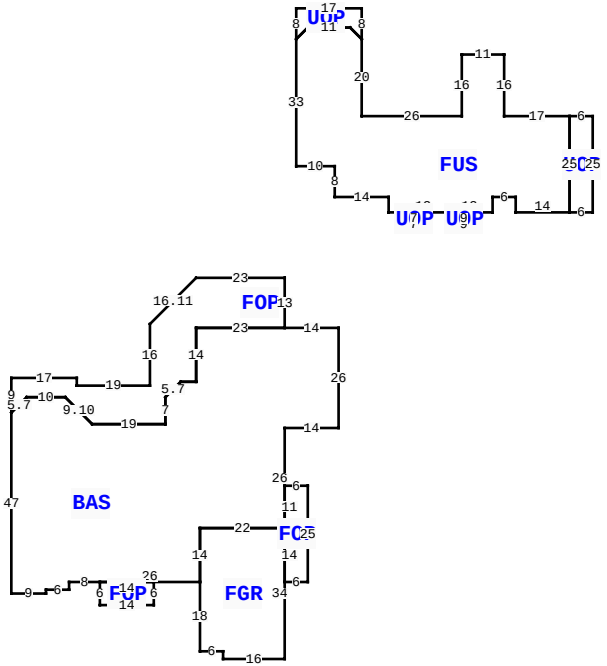
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	3,776	100		3,776	427,111
FGR	736	55		405	45,810
FOP	84	30		25	2,828
FOP	150	30		45	5,090
FOP	883	30		265	29,974
FUS	2,133	100		2,133	241,268
UOP	21	20		4	453
UOP	27	20		5	566
UOP	94	20		19	2,149
UOP	150	20		30	3,394
TOTALS	8,054			6,707	758,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,707	128.5350	141.39	948,303	2009	2009	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2010 Heated Area: 5909 HX Base Yr 2010



518 SW WINDSOR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	758,642
TOTAL MARKET OB/XF VALUE	41,221
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	849,863
SOH/AGL Deduction	194,713
ASSESSED VALUE	655,150
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	603,739
TOTAL JUST VALUE	849,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	863,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050375	Roof Replacement	115,000	07/17/2024
000048317	Solar Power Syste	50,900	10/03/2023
28915	POOL ENCL	125	10/06/2010
28554	POOL	260	05/11/2010
25944	SFR	1,607	06/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/2494	5/02/2006	WD	Q	V		175,000
GRANTOR: RALPH FENIMORE						
GRANTEE: SUNIL & PRAVINA PAT						
1027/0841	9/15/2004	WD	Q	V		65,000
GRANTOR: JORDAN ET AL						
GRANTEE: RALPH FENIMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N13 W23 D12 L12 S16 W19 N2 W17 S9 R4 U4 E10 D7 R7 E19 N7 R4 U4 E4 N14 E23$ W23 S14 W4 D4 L4 S7 W19 L7 U7 W10 D4 L4 S47 E9 N1 E6 N2 E8 FOP= S6 E14 N6 W14$ E26 FGR= S18 E6 S2 E16 N34 W22 S14$ N14 E22 FOP= S14 E6 N25 W6 S11$ N26 E14 N26$ PTR= N30 E60 UOP= E6 N25 W6 S25$ FUS= N25 W17N16 W11 S16 W26 N20 UOP= N8W17 S8 R3 U3 E11 D3 R3 $ L3 U3 W11 D3 L3 S33 E10 S8 E14 S4 E3 UOP= S3 E7 N3 W7$E12 UOP= S3 E9 N3 W9$ E12 N4 E6 S4 E14$ S30 W60$.

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	3,993.00	UT	2.50	2.50	100	2009	2009	3	100	9,983	
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2010	2010	3	65	17,472	
3	0166	CONC,PAVMT	0	100	0	0	1,102.00	UT	2.25	2.25	100	2010	2010	3	100	2,480	
4	0282	POOL ENCL	0	100	0	0	2,508.00	UT	15.00	15.00	30	2010	2010	3	30	11,286	

LAND DESCRIPTION

TOTAL OB/XF 41,221

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	50,000.00	50,000.00	50,000							

REVIEW DATE 09/09/2024 BY JS Total Acres: 3.04 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS