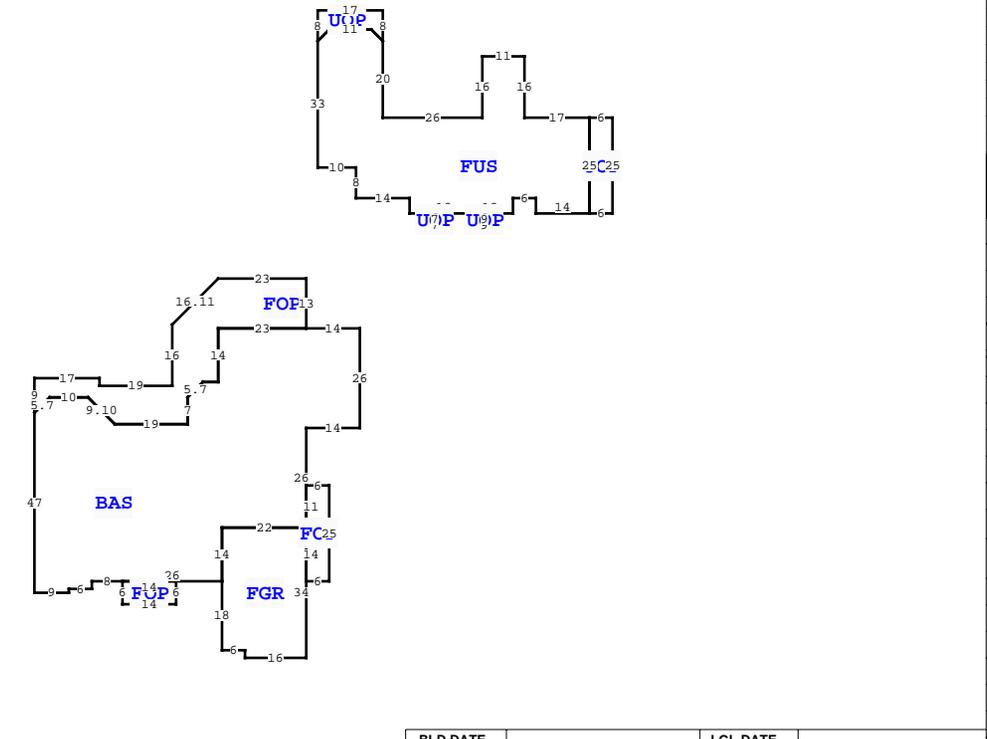




ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100

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%	- 2010									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,776	100		3,776	442,638
FGR	736	55		405	47,476
FOP	84	30		25	2,930
FOP	150	30		45	5,275
FOP	883	30		265	31,064
FUS	2,133	100		2,133	250,038
UOP	21	20		4	469
UOP	27	20		5	586
UOP	94	20		19	2,227
UOP	150	20		30	3,517
TOTALS	8,054			6,707	786,222

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		786,222	
TOTAL MARKET OB/XF VALUE		41,221	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		877,443	
SOH/AGL Deduction		241,375	
ASSESSED VALUE		636,068	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		584,657	
TOTAL JUST VALUE		877,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		876,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050375	Roof Replacement	115,000	07/17/2024
000048317	Solar Power System	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						

EXTRA FEATURES																			
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	0	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	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	0	0	2,508.00	UT	15.00	15.00	30	2010	2010	3	30	11,286	

LAND DESCRIPTION													TOTAL OB/XF				41,221							
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING NOTES												
518 SW WINDSOR DR, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/07/2025 MLU												

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\$.												