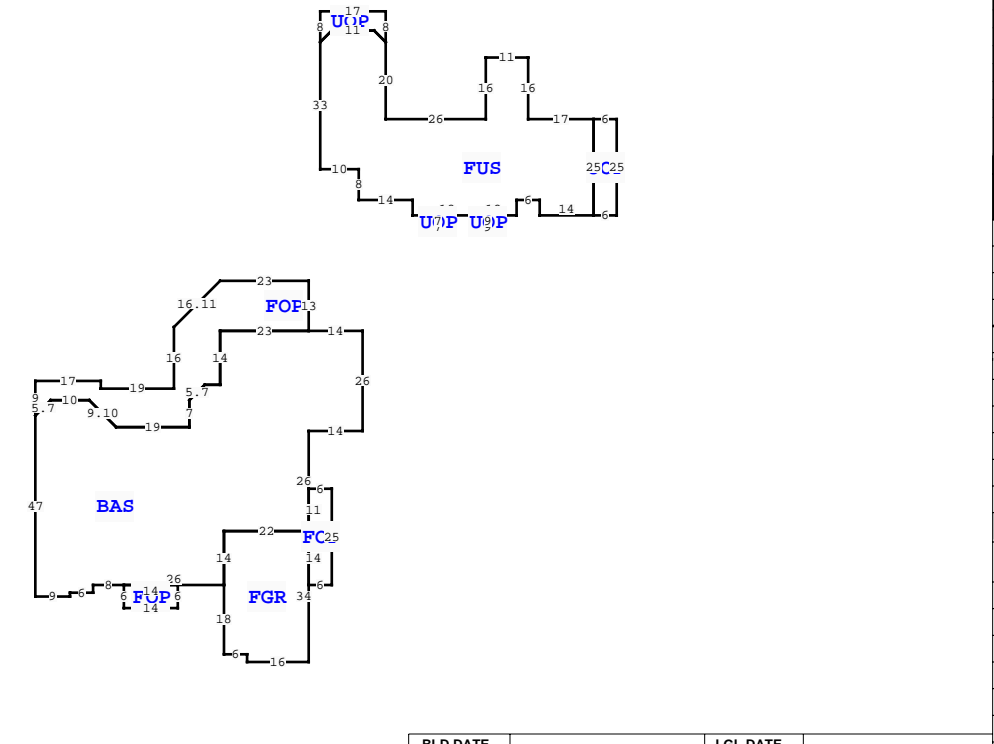




ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	MSNRY STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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			
0100	01	6,707	128.5350	143.96	965,540	2009	2009	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2010 Heated Area: 5909 HX Base Yr 2010														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,776	100		3,776	434,874
FGR	736	55		405	46,643
FOP	84	30		25	2,879
FOP	150	30		45	5,182
FOP	883	30		265	30,519
FUS	2,133	100		2,133	245,654
UOP	21	20		4	461
UOP	27	20		5	576
UOP	94	20		19	2,188
UOP	150	20		30	3,455
TOTALS	8,054			6,707	772,432

518 SW WINDSOR DR, LAKE CITY

BLD DATE	LGL DATE	04/07/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				772,432	
TOTAL MARKET OB/XF VALUE				41,221	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				863,653	
SOH/AGL Deduction				227,585	
ASSESSED VALUE				636,068	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				584,657	
TOTAL JUST VALUE				863,653	
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						

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\$.	