

LOT 7, SUWANNEE RIVER DOWNS S/D
 LOT 7 SUWANNEE RIVER DOWNS, RUN
 556.65 FT, N 468.46 FT, W 159 FT

WINDHAM KALEB/WINDHAM RACHEL
 239 SW MUFFIN CT
 LAKE CITY, FL 32024

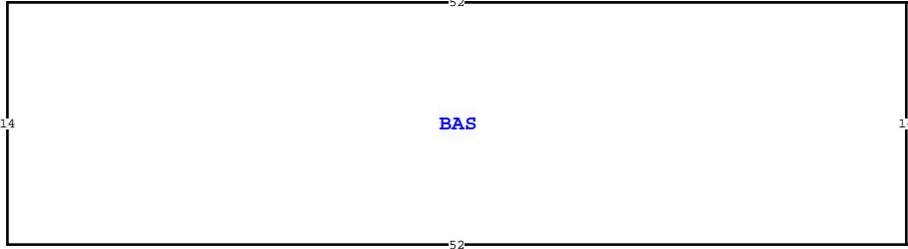
2026

32-3S-16-02431-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100 0 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
TOTALS	728		19,979

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2020									Heated Area: 728	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,112
TOTAL MARKET OB/XF VALUE			36,700
TOTAL LAND VALUE - MARKET			99,360
TOTAL MARKET VALUE			178,177
SOH/AGL Deduction			45,962
ASSESSED VALUE			132,215
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			80,804
TOTAL JUST VALUE			255,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,601
SALE:9:1: 3 PARCELS - 1 DEED			
SALE:8:1: SALE ALSO INCLUDES PARCELS 02431-001 &			
SALE:2:1: 3 PARCELS - 1 DEED			
SALE:1:1: SALE ALSO INCLUDES PARCEL 2431-106 & 107			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32648	M H	657	01/27/2015
31748	M H	576	02/14/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1143	9/04/2018	WD Q		I	01	180,000
GRANTOR: JAMES R & BECKYANN LA						
GRANTEE: KALEB & RACHEL WIND						
1278/1487	7/29/2014	QC U	V		30	100
GRANTOR: JAMES R LARSON						
GRANTEE: JAMES R & BECKYANN						

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	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2014	2014	3	100	600	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2014	2014	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2014	2014	3	100	800	
4	0081	DECKING WI	0	100	0	0		1.00	0.00	100	2018	2018	3	100	500	
5	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2015	2015	3	100	1,200	
6	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
7	0081	DECKING WI	0	100	0	0		1.00	0.00	100	2018	2018	3	100	200	
8	9947	Septic	0	0	0	0		2.00	3,000.00	100			3	100	6,000	
9	0030	BARN,MT	0	100	0	0		1.00	18,000.00	100	2024	2023		100	18,000	
10	0252	LEAN-TO W/	0	100	0	0		1.00	1,200.00	100	2024	2023		100	1,200	

TOTALS										BLD DATE		LGL DATE		05/04/2026		MLU	
EXTRA FEATURES										XF DATE		LAND DATE					
INC DATE										AG DATE							
239 SW MUFFIN CT, LAKE CITY																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W52 S14 E52 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,360							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

