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

2027

32-3S-16-02431-001

BUILDING CHARACTERISTICS

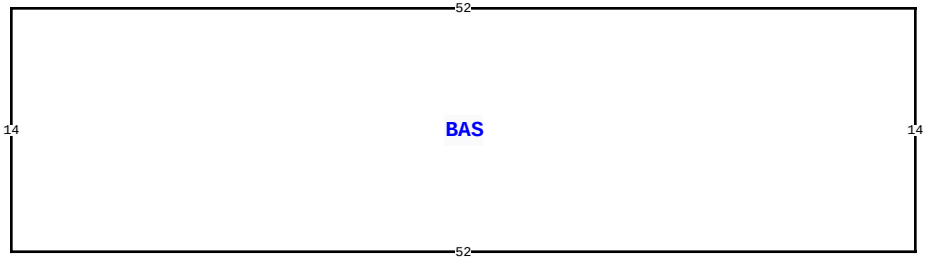
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	19,027
TOTALS	728			728	19,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	108.9000	65.34	47,568	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2020 Heated Area: 728 HX Base Yr 2020



239 SW MUFFIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,068
TOTAL MARKET OB/XF VALUE		36,700
TOTAL LAND VALUE - MARKET		99,360
TOTAL MARKET VALUE		174,133
SOH/AGL Deduction		36,110
ASSESSED VALUE		138,023
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,612
TOTAL JUST VALUE		251,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,161

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 36,700

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	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							

REVIEW DATE 06/27/2023 BY KS Total Acres: 11.04 Total Land Value: 22,365 Market: 81,000 Agricultural: 4,005 Common: 18,360 PRINTED 11/17/2026 BY SYS

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

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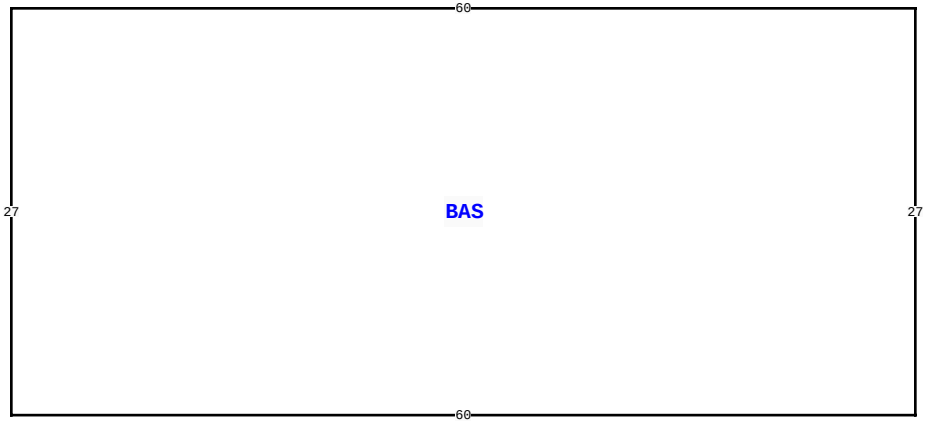
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	96,041
TOTALS	1,620			1,620	96,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	107.79	174,620	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1620 HX Base Yr 2020



239 SW MUFFIN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: KALEB & RACHEL WIND						
1278/1487	7/29/2014	QC	U	V	30	100
GRANTOR: JAMES R LARSON						
GRANTEE: JAMES R & BECKYANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/27/2023 BY KS Total Acres: 11.04 Total Land Value: 22,365 Market: 81,000 Agricultural: 4,005 Common: 18,360 PRINTED 11/17/2026 BY SYS