COMM NW COR OF NE1/4 OF NW1/4, S
POB, E 233.07 FT, S 213.88 FT, W
191.87 FT TO POB.

HOLLAND SHANE/MATHIS RICKELLE G
1239 SW WENDY TER
LAKE CITY, FL 32025

2027

33-4S-17-08940-002

BUILDING CHARACTERISTICS

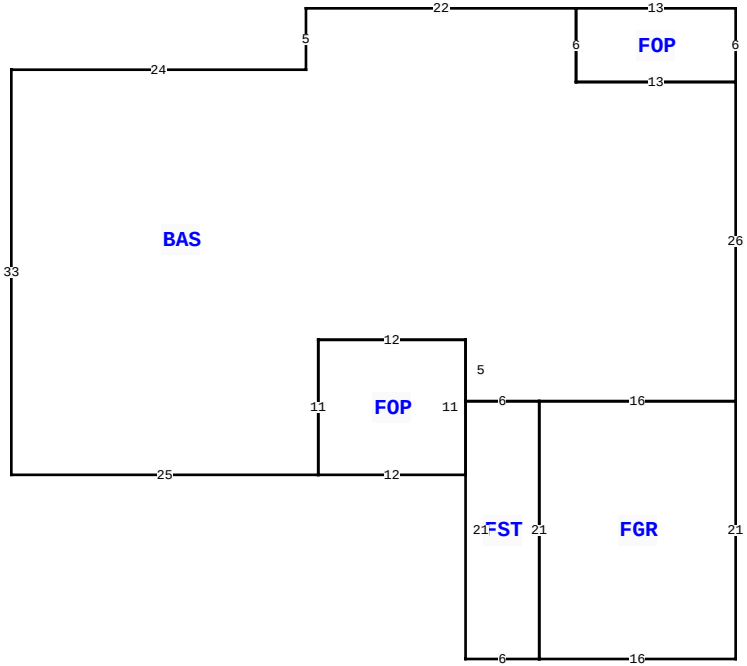
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	212,703
FGR	336	55		185	22,106
FOP	78	30		23	2,749
FOP	132	30		40	4,780
FST	126	55		69	8,246
TOTALS	2,452			2,097	250,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	135.7864	149.37	313,229	1977	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1780 HX Base Yr 2026



1239 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	6,000.00	100	2022	2021		100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,583
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		20,340
TOTAL MARKET VALUE		279,523
SOH/AGL Deduction		0
ASSESSED VALUE		279,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,112
TOTAL JUST VALUE		279,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2060	2/26/2025	WD	Q	I	01	325,000
GRANTOR: HUFFMAN JASON PHILLIP						
GRANTEE: HOLLAND SHANE						
1445/1304	8/19/2021	WD	Q	I	01	302,900
GRANTOR: WILLIAMS AMANDA M						
GRANTEE: HUFFMAN JASON PHILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S5 W24 S33 E25 FOP= E12 N11 W12 S11$ N11 E12 S5 FST= S21 E6 N21 W6$ E6 FGR= S21 E16 N21 W16$ E16N26 FOP= N6 W13 S6 E13$ W13 N6$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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		A-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							

REVIEW DATE 04/25/2025 BY TP Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS