COMM NW COR OF NE1/4 OF NW1/4, F
194.14 FT, S 278.90 FT, W 218.23
TO POB.

SANDERS KELLI/SANDERS LEON E
1139 SW WENDY TER
LAKE CITY, FL 32025

2027

33-4S-17-08940-003

BUILDING CHARACTERISTICS

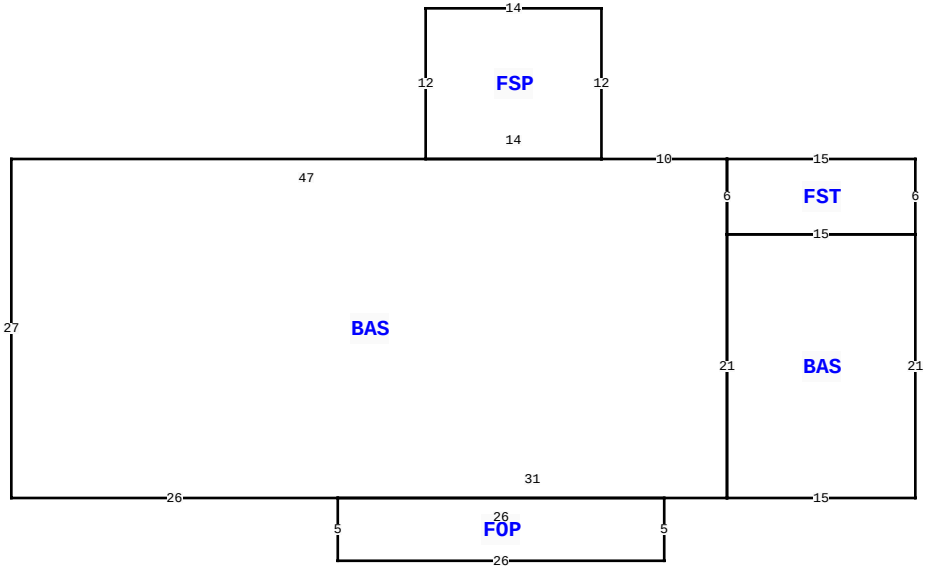
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	315	100		315	26,980
BAS	1,539	100		1,539	131,816
FOP	130	30		39	3,340
FSP	168	40		67	5,739
FST	90	55		50	4,283
TOTALS	2,242			2,010	172,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	119.7900	131.77	264,858	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1854 HX Base Yr 2014



1139 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	18	24	432.00	UT	0.75	0.75	100	2017	2017	3	100	324	
3	0166	CONC,PAVMT	0	100	0	0	520.00	UT	0.60	0.60	100	0	0	3	100	312	
4	0166	CONC,PAVMT	0	100	13	24	312.00	UT	1.12	1.12	100	0	0	3	100	349	
5	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
6	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	100	2007	2007	3	100	10,368	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,158
TOTAL MARKET OB/XF VALUE		17,133
TOTAL LAND VALUE - MARKET		20,160
TOTAL MARKET VALUE		209,451
SOH/AGL Deduction		59,365
ASSESSED VALUE		150,086
TOTAL EXEMPTION VALUE	HX HB 13	150,086
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		209,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043042	Roof Replacement	19,587	10/26/2021
25596	MAINT/ALTR	30	03/07/2007
25225	GARAGE	110	11/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/0542	12/17/2013	WD	Q	I	01	143,000
GRANTOR: NORMAN & AMANDA MCMUR						
GRANTEE: KELLI & LEON E SAND						
1069/1499	12/16/2005	WD	Q	I		160,000
GRANTOR: JOCOBOWITZ						
GRANTEE: NORMAN & AMANDA MCM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W14 S12 E14$ W47 S27 E26 FOP= S5E26 N5
W26$ E31 BAS= E15 N21 W15 S21$ N21 FST= E15 N6W15S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 17,133

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	1.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,160							

REVIEW DATE 07/11/2017 BY DF Total Acres: 1.12 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160 PRINTED 11/17/2026 BY SYS