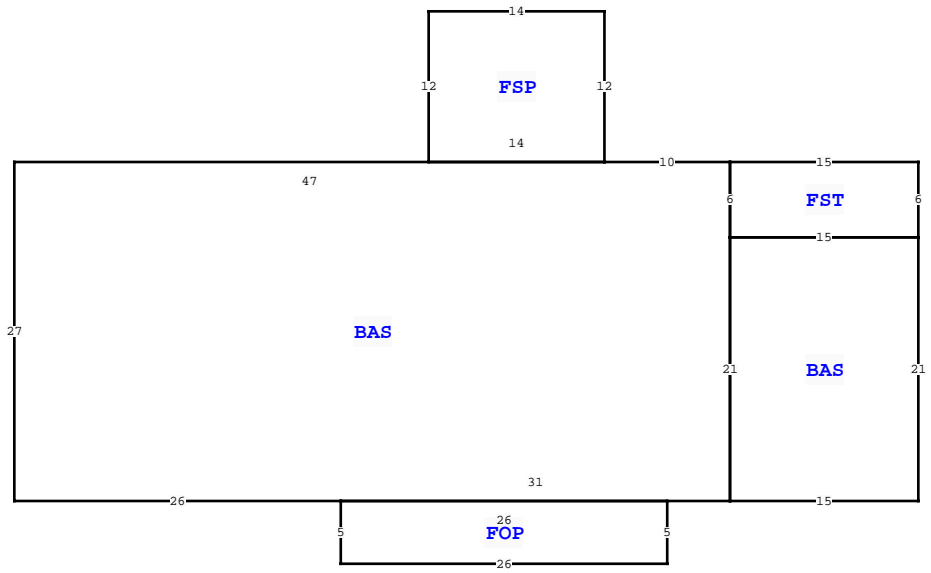




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	315	100	
BAS	1,539	100	
FOP	130	30	
FSP	168	40	
FST	90	55	
TOTALS	2,242		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014		269,662	1977	1990		0	35.00	65.00
Heated Area: 1854 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		175,280	
TOTAL MARKET OB/XF VALUE		17,133	
TOTAL LAND VALUE - MARKET		20,160	
TOTAL MARKET VALUE		212,573	
SOH/AGL Deduction		66,858	
ASSESSED VALUE		145,715	
TOTAL EXEMPTION VALUE	HX HB 13	145,715	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		212,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,790	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0040	BARN, POLE	0	100	18	432.00	UT	0.75	0.75	100	2017
3	0166	CONC, PAVMT	0	100	0	520.00	UT	0.60	0.60	100	0
4	0166	CONC, PAVMT	0	100	13	312.00	UT	1.12	1.12	100	0
5	0296	SHED METAL	0	100	12	240.00	UT	12.00	12.00	100	2007
6	0210	GARAGE U	0	100	24	576.00	UT	18.00	18.00	100	2007
7	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017
8	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1139 SW WENDY TER, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/08/2026 MLU											
TOTAL OB/XF VALUE: 17,133											

BUILDING NOTES											
GRANTOR: NORMAN & AMANDA MCMUR											
GRANTEE: KELLI & LEON E SAND											
GRANTOR: JOCOBOWITZ											
GRANTEE: NORMAN & AMANDA MCM											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.12	AC	1.00