COMM NW COR, RUN E 1337.75 FT FO
1348.75 FT, CONT E APPROX 2058 F
604.26 FT, CONT S 35.25 FT, E 84

MARKHAM THOMAS LARRY JR/MYRICK MELISSA DAWN
12782 SUNOVA SPRING TRL
BRYCEVILLE, FL 32009

**2027**

**33-4S-17-08940-004**

## BUILDING CHARACTERISTICS

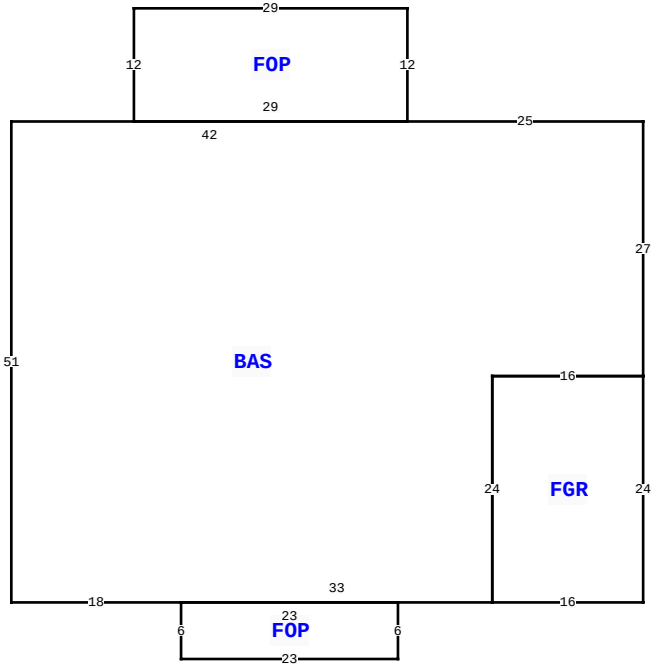
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 3,033 | 100 | | 3,033 | 323,585 |
| FGR | 384 | 55 | | 211 | 22,511 |
| FOP | 138 | 30 | | 41 | 4,374 |
| FOP | 348 | 30 | | 104 | 11,095 |
| TOTALS | 3,903 | | | 3,389 | 361,566 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,389 | 116.8500 | 128.54 | 435,622 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 3033 HX Base Yr 2023




1241 SW WENDY TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 800 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 48 | 25 | 1,200.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 6,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 440.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 1,320 | |
| 4 | 0297 | SHED CONCR | 0 | 100 | 12 | 18 | 216.00 | UT | 2.31 | 2.31 | 100 | 0 | 0 | 3 | 100 | 499 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 13 | 20 | 260.00 | UT | 1.05 | 1.05 | 100 | 0 | 0 | 3 | 100 | 273 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 36 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 12 | 96.00 | UT | 14.00 | 14.00 | 100 | 2007 | 2007 | 3 | 100 | 1,344 | |
| 8 | 0031 | BARN,MT AE | 0 | 100 | 28 | 52 | 1,458.00 | UT | 18.00 | 18.00 | 100 | 2007 | 2007 | 3 | 100 | 26,244 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 440.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 1,320 | |
| 10 | 0040 | BARN,POLE | 0 | 100 | 40 | 70 | 2,800.00 | UT | 5.00 | 5.00 | 75 | 2017 | 2017 | 3 | 75 | 10,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,400

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 103.03 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 28,848 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 103.03 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 515,150 | | | | | | | |

REVIEW DATE 12/02/2021 BY CP Total Acres: 104.03 Total Land Value: 33,848 Market: 515,150 Agricultural: 28,848 Common: 5,000 PRINTED 11/17/2026 BY SYS

## COLUMBIA COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 361,566 |
| TOTAL MARKET OB/XF VALUE | | 48,400 |
| TOTAL LAND VALUE - MARKET | | 520,150 |
| TOTAL MARKET VALUE | | 443,814 |
| SOH/AGL Deduction | | 19,236 |
| ASSESSED VALUE | | 424,578 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 373,167 |
| TOTAL JUST VALUE | | 930,116 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 936,670 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1567/397 | 4/15/2026 | WD | U | I | 11 | 100 |
| GRANTOR: MARKHAM THOMAS LARRY | | | | | | |
| GRANTEE: MARKHAM THOMAS LARR | | | | | | |
| 1451/2483 | 10/06/2021 | WD | Q | I | 01 | 1,100,000 |
| GRANTOR: GERKE GARY NEAL | | | | | | |
| GRANTEE: MARKHAM THOMAS LARR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FOP= N12 W29 S12 E29$ W42 S51 E18 FOP= S6 E23 N6
W23$ E33 FGR= E16 N24 W16 S24$ N24 E16 N27$.