COMM SE COR OF NE1/4 OF NW1/4 OF
E 92.73 FT FOR POB, W 254.64 FT,
180.25 FT, E 254.64 FT, S 6 DEG

JONES LYNN C/JONES ROBBIE C
1206 SW WENDY TER
LAKE CITY, FL 32025

2027

33-4S-17-08944-001

BUILDING CHARACTERISTICS

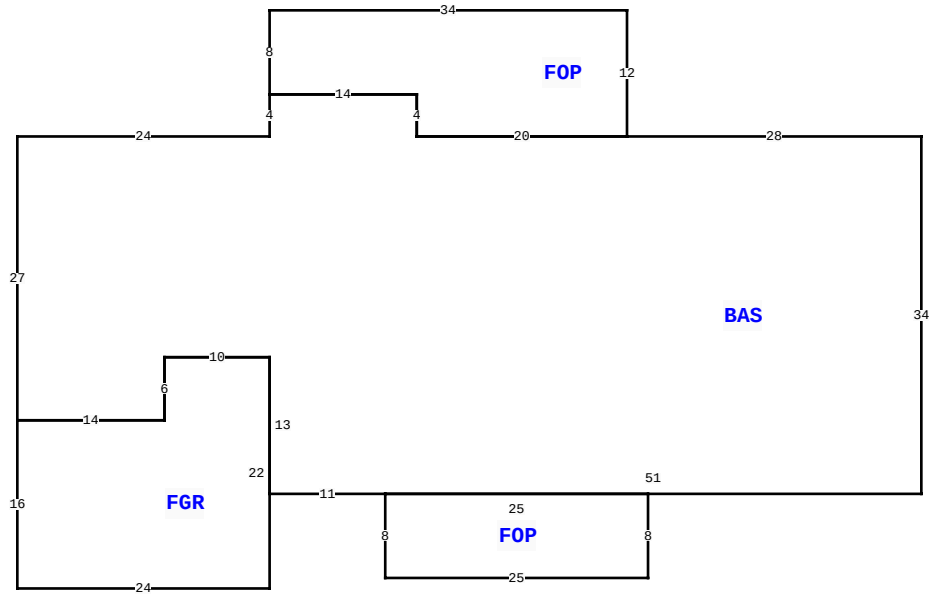
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,752	100		2,752	209,361
FGR	444	55		244	18,563
FOP	200	30		60	4,564
FOP	352	30		106	8,064
TOTALS	3,748			3,162	240,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,162	106.4000	117.04	370,080	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2752 HX Base Yr 2024



1206 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,552
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	267,352
SOH/AGL Deduction	0
ASSESSED VALUE	267,352
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	210,941
TOTAL JUST VALUE	267,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21120	M H	125	09/30/2003
8527	M H	125	06/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1802	8/01/2022	LE	U	I	14	100

GRANTOR: JONES BETTY G

GRANTEE: JONES ALFRED RICHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N12 W34 S8 E14 S4 E20$ W20 N4 W14 S4 W24 S27
FGR= S16 E24 N22 W10 S6 W14$ E14 N6 E10 S13 E11 FOP= S8 E25
N8 W25$ E51 N34 $.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

REVIEW DATE 07/11/2017 BY DF Total Acres: 1.05 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS