(PART OF HILLCREST UNR): COMM SE NW1/4, RUN W 60.42 FT, N 140.39 N 522.77 FT, W 419.80 FT, S 522.

CHARLOTIN JOHANNE B/CHARLOTIN MILDRED BEAUBRUN
1262 SW WENDY TER
LAKE CITY, FL 32025

**2027**

**33-4S-17-08944-007**

## BUILDING CHARACTERISTICS

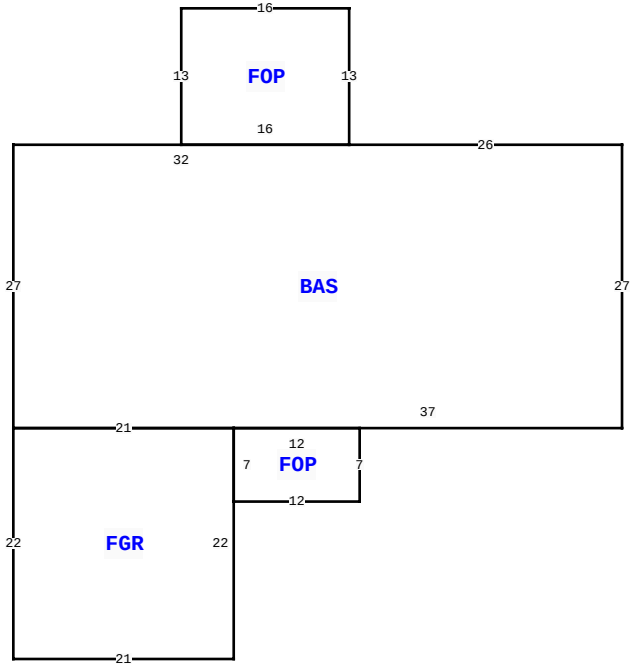
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,566 | 100 | | 1,566 | 186,284 |
| FGR | 462 | 55 | | 254 | 30,215 |
| FOP | 84 | 30 | | 25 | 2,974 |
| FOP | 208 | 30 | | 62 | 7,376 |
| TOTALS | 2,320 | | | 1,907 | 226,847 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,907 | 146.1329 | 160.75 | 306,550 | 1999 | 1999 | 0 | 0 | 0 | 26.00 | 74.00 |

1 SINGLE FAM 50% - 2021 Heated Area: 1566 HX Base Yr 2012




1262 SW WENDY TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0166 | CONC,PAVMT | 0 | 50 | 0 | 0 | 1,902.00 | UT | 3.00 | 3.00 | 100 | 1999 | 1999 | 3 | 100 | 5,706 | |
| 2 | 0166 | CONC,PAVMT | 0 | 50 | 0 | 0 | 1,225.00 | UT | 3.00 | 3.00 | 100 | 1999 | 1999 | 3 | 100 | 3,675 | |
| 3 | 0294 | SHED WOOD/ | 0 | 50 | 20 | 24 | 480.00 | UT | 14.00 | 14.00 | 100 | 2004 | 2004 | 3 | 100 | 6,720 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 50 | 10 | 24 | 240.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 480 | |
| 5 | 0120 | CLFENCE 4 | 0 | 50 | 1 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 6 | 0070 | CARPORT UF | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 226,847 |
| TOTAL MARKET OB/XF VALUE | 17,281 |
| TOTAL LAND VALUE - MARKET | 53,390 |
| TOTAL MARKET VALUE | 258,638 |
| SOH/AGL Deduction | 19,296 |
| ASSESSED VALUE | 239,342 |
| TOTAL EXEMPTION VALUE | HX HB VX 56,411 |
| BASE TAXABLE VALUE | 182,931 |
| TOTAL JUST VALUE | 297,518 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,639 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14833 | SFR | 235 | 12/09/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1391/1604 | 8/19/2019 | QC | U | I | 30 | 100 |
| GRANTOR: JOHANNE BEAUBRUN CHAR | | | | | | |
| GRANTEE: JOHANNE B CHARLOTIN | | | | | | |
| 1227/0509 | 12/01/2011 | QC | U | I | 11 | 100 |
| GRANTOR: MULA GEDEON | | | | | | |
| GRANTEE: JOHANNE B CHARLOTIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FOP= N13 W16 S13 E16$ W32 S27 FGR= S22 E21 N22 W21$ E21 FOP= S7 E12 N7 W12$ E37 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 17,281

| 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 | 50 | | A-1 | 0.00 | 0.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,390 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 07/11/2017 BY DF Total Acres: 5.03 Total Land Value: 14,510 Market: 40,000 Agricultural: 1,120 Common: 13,390 PRINTED 11/17/2026 BY SYS