COMM SW COR OF NW1/4 OF SE1/4,
RUN E 210 FT FOR POB, RUN N
210 FT, E 210 FT, S 210 FT TO

TRIMMINGS NELLENE/GEORGE VERLENE
5036 CHADROE RD
JACKSONVILLE, FL 32210

2027

34-2S-16-01853-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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 03

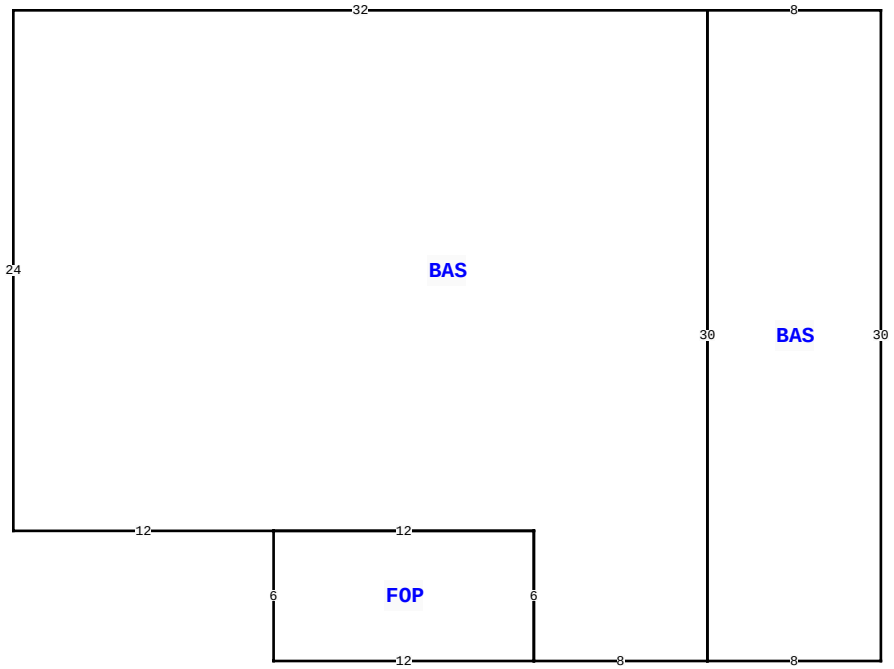
NEIGHBORHOOD/LOC 34216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	13,653
BAS	816	100		816	46,420
FOP	72	30		22	1,251
TOTALS	1,128			1,078	61,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,078	79.5600	87.52	94,347	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr



819 NW WINFIELD ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	240.00	240.00	50	2002	2002	3	50	120	
2	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	50	2002	2002	3	50	120	
3	0294	SHED WOOD/	0	0	6	8	48.00	UT	7.50	7.50	60	2002	2002	3	60	216	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,326
TOTAL MARKET OB/XF VALUE	656
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	73,982
SOH/AGL Deduction	0
ASSESSED VALUE	73,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,982
TOTAL JUST VALUE	73,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042319	Electrical Servic	0	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E12 FOP= S6 E12N6 W12$ E12 S6 E8 N30$ BAS= S30 E8 N30 W8$.

LAND DESCRIPTION

TOTAL OB/XF 656

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS