S1/2 OF SW1/4 & SW1/4 OF SE1/4.
392-517, 502-579, 761-769 THRU 7

COLUMBIA COUNTY, FLORIDA
P O DRAWER 1529
LAKE CITY, FL 32056

**2027**

**34-2S-16-01858-000**

## BUILDING CHARACTERISTICS

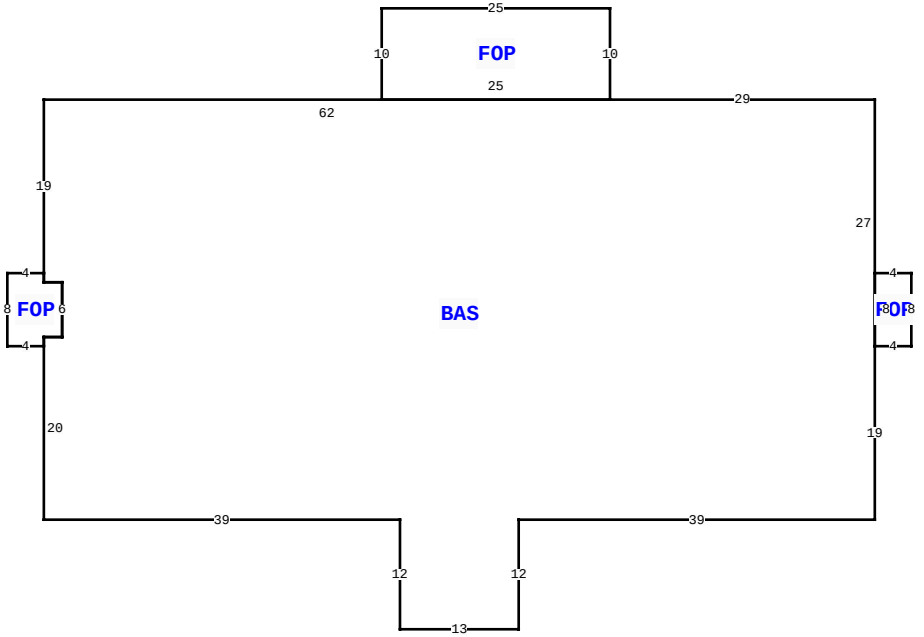
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 27 | PREFIN MTL 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 18 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| 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 | 4,330 | 100 | | 4,330 | 154,882 |
| FOP | 32 | 30 | | 10 | 358 |
| FOP | 44 | 30 | | 13 | 465 |
| FOP | 250 | 30 | | 75 | 2,683 |
| TOTALS | 4,656 | | | 4,428 | 158,387 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5800 | 04 | 4,428 | 101.9082 | 55.03 | 243,673 | 1999 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

1 REC FACIL 0% - 0 Heated Area: 4330 HX Base Yr




1324 NW WINFIELD ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0040 | BARN,POLE | 0 | 0 | 18 | 56 | 1,008.00 | UT | 5.00 | 5.00 | 100 | 0 | 0 | 3 | 100 | 5,040 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,224.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,836 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 300 | |
| 5 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,387 |
| TOTAL MARKET OB/XF VALUE | | 12,676 |
| TOTAL LAND VALUE - MARKET | | 360,000 |
| TOTAL MARKET VALUE | | 531,063 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 531,063 |
| TOTAL EXEMPTION VALUE | 03 | 531,063 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 531,063 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 531,063 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19261 | PUMP/UTPOL | 0 | 02/22/2002 |
| 15203 | COUNTY | 0 | 03/12/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 392/517 | 12/01/1977 | QC | U | I | 11 | 429 |

GRANTOR: BELVIN MATTIE

GRANTEE: OOSTERHOUDT FRANK S

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W29 FOP= N10 W25 S10 E25$ W62 S19 FOP= W4 S8 E4 N1 E2 N6 W2 N1$ S1 E2 S6 W2 S20 E39 S12 E13 N12 E39 N19 FOP= E4 N8 W4 S8$ N27$.

## LAND DESCRIPTION

TOTAL OB/XF 12,676

| 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 | 8600 | C | COUNTY | 0 | | 00 | 0.00 | 0.00 | 120.00 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 360,000 | | | | | | | |

REVIEW DATE 02/15/2023 BY KS Total Acres: 120.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 11/17/2026 BY SYS