COMM NE COR OF SE1/4 OF SE1/4, R
S 28 DG W 496.1 FT TO S R/W GRD
SW 630 FT, NW 210 FT, NE 210 FT,

RONALD WINSTON & GWENDOLYN RUTH WILLIAMS REVOCABLE
440 NW WINFIELD ST
LAKE CITY, FL 32055

2027

34-2S-16-01862-001

BUILDING CHARACTERISTICS

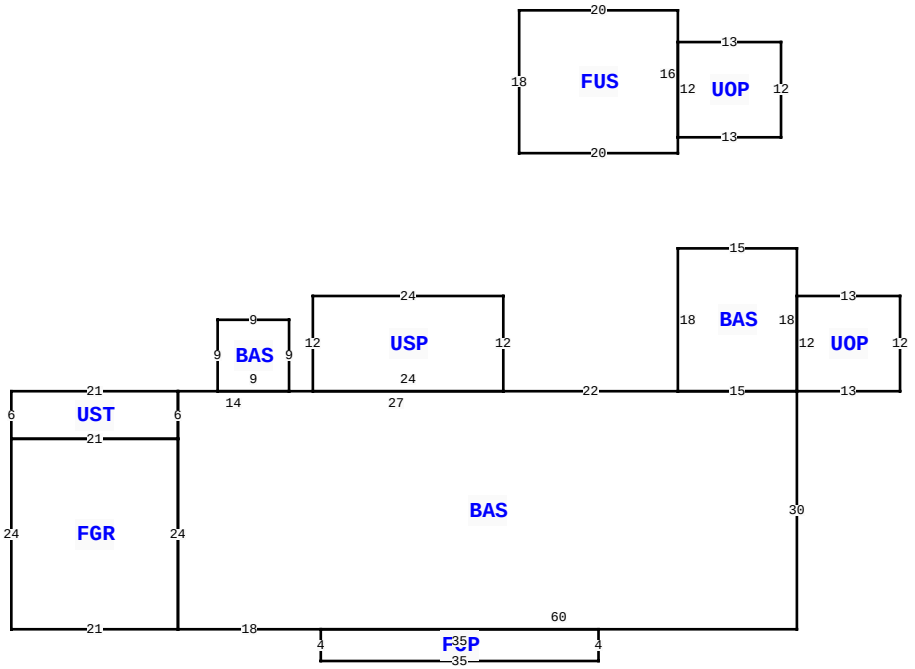
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	81	100		81	6,036
BAS	270	100		270	20,119
BAS	2,340	100		2,340	174,368
FGR	504	55		277	20,641
FOP	140	30		42	3,130
FUS	360	100		360	26,826
UOP	156	20		31	2,310
UOP	156	20		31	2,310
USP	288	35		101	7,526
UST	126	45		57	4,247
TOTALS	4,421			3,590	267,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,590	104.2150	114.64	411,558	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3051 HX Base Yr



440 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	16	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
3	0040	BARN,POLE	0	100	20	63	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
4	0166	CONC,PAVMT	0	100	11	128	1,408.00	UT	1.50	1.50	100	1995	1995	3	100	2,112	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,513
TOTAL MARKET OB/XF VALUE		5,462
TOTAL LAND VALUE - MARKET		41,490
TOTAL MARKET VALUE		314,465
SOH/AGL Deduction		163,698
ASSESSED VALUE		150,767
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,356
TOTAL JUST VALUE		314,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056535	Electrical Servic		09/08/2026
000044844	Roof Replacement	28,000	06/30/2022
18745	GARAGE	110	09/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1538	6/16/2025	WD	U	I	11	100
GRANTOR: WINSTON RONALD WILLIA						
GRANTEE: RONALD WINSTON & GW						
392/103	12/13/1977	WD	U	I	11	79
GRANTOR: BELVIN HAROLD						
GRANTEE: JONES CHERAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 USP= N12 W24 S12 E24$ W27 BAS= N9 W9 S9 E9$ W14 UST= W21 S6 E21 N6$ S6 FGR= W21 S24 E21 N24$ S24 E18FOP= S4 E35 N4 W35$ E60 N30 UOP= E13 N12 W13 S12$ BAS= N18 W15 S18 E15$ W15$ PTR= N30 FUS= N2 UOP= E13 N12 W13S12$ N16 W20 S18E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,462

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	4.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,490							

REVIEW DATE 02/15/2023 BY KS Total Acres: 4.61 Total Land Value: 41,490 Market: 0 Agricultural: 0 Common: 41,490 PRINTED 11/17/2026 BY SYS