

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,

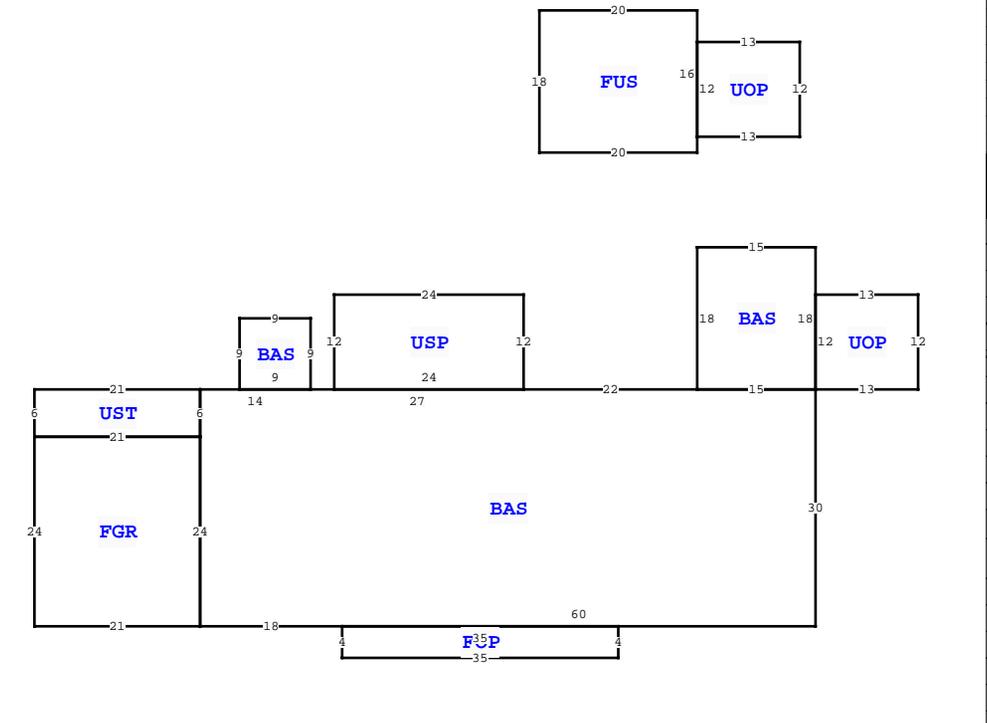
RONALD WINSTON & GWENDOLYN RUTH WILLIAMS REVOCABLE  
440 NW WINFIELD ST  
LAKE CITY, FL 32055

**2026**

34-2S-16-01862-001  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	118.81	426,528	1972	1972	0	0	0	35.00	65.00		



Quality					
DOR CODE	CD				
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	6,256
BAS	270	100		270	20,851
BAS	2,340	100		2,340	180,710
FGR	504	55		277	21,392
FOP	140	30		42	3,244
FUS	360	100		360	27,802
UOP	156	20		31	2,394
UOP	156	20		31	2,394
USP	288	35		101	7,800
UST	126	45		57	4,402
TOTALS	4,421			3,590	277,243

440 NW WINFIELD ST, LAKE CITY

BLD DATE	LGL DATE	04/15/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L N	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

TOTAL OB/XF 5,462

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	7,000.00	7,000.00	32,270							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		277,243	
TOTAL MARKET OB/XF VALUE		5,462	
TOTAL LAND VALUE - MARKET		32,270	
TOTAL MARKET VALUE		314,975	
SOH/AGL Deduction		168,599	
ASSESSED VALUE		146,376	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		94,965	
TOTAL JUST VALUE		314,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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\$.	