COMM NE COR OF SE1/4 OF SE1/4, R
412.63 FT FOR POB, S 354.75 FT,
N 274.72 FT, E 138.44 FT TO POB.

GALLOWAY RENTZ
495 NW WINFIELD ST
LAKE CITY, FL 32055

2027

34-2S-16-01862-005

BUILDING CHARACTERISTICS

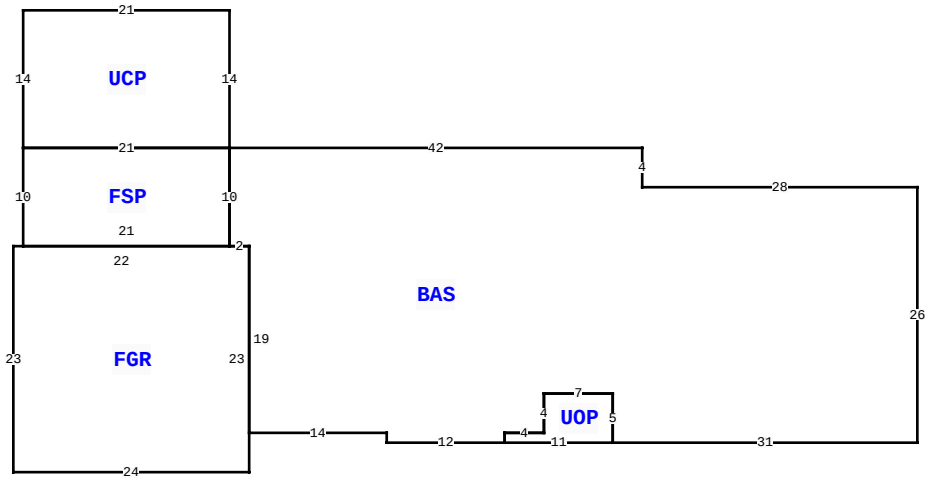
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,895	100		1,895	145,224
FGR	552	55		304	23,297
FSP	210	40		84	6,438
UCP	294	20		59	4,521
UOP	39	20		8	613
TOTALS	2,990			2,350	180,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	107.1850	117.90	277,065	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1895 HX Base Yr



495 NW WINFIELD ST, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC,PAVMT	0	100	18	34	612.00	UT	1.20	1.20	100	0	0	3	100	734	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
10	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,092
TOTAL MARKET OB/XF VALUE		8,184
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		200,276
SOH/AGL Deduction		68,796
ASSESSED VALUE		131,480
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,069
TOTAL JUST VALUE		200,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042151	Electrical Servic	0	06/16/2021

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N4 W42 UCP= N14 W21 S14 E21$ FSP= W21 S10 E21 N10$ S10 FGR= W22 S23 E24 N23 W2$ E2 S19 E14 S1 E12 UOP= E11 N5 W7 S4 W4 S1$ N1 E4 N4 E7 S5 E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,184

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		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 11/16/2026 BY SYS

COMM NE COR OF SE1/4 OF SE1/4, R
412.63 FT FOR POB, S 354.75 FT,
N 274.72 FT, E 138.44 FT TO POB.

GALLOWAY RENTZ
495 NW WINFIELD ST
LAKE CITY, FL 32055

2027

34-2S-16-01862-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00	1.00/	

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
12	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS