COMM 906.82 FT S OF NW COR OF
SEC FOR A POB, RUN E 310 FT, S
191.46 FT, W 310 FT TO W LINE

WYNNE KATHY J
118 SW KINGWOOD PL
LAKE CITY, FL 32024

2026

35-4S-16-03282-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

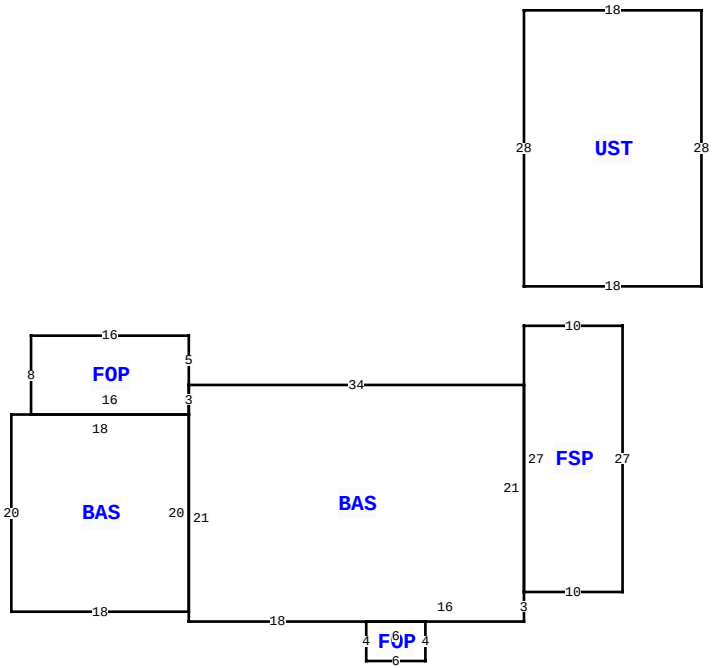
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	35416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	34,798
BAS	816	100		816	78,876
FOP	24	30		7	677
FOP	128	30		38	3,673
FSP	270	40		108	10,440
UST	504	45		227	21,942
TOTALS	2,102			1,556	150,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	130.4478	148.71	231,393	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1176 HX Base Yr 2018



118 SW KINGWOOD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,405
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		16,480
TOTAL MARKET VALUE		175,085
SOH/AGL Deduction		79,237
ASSESSED VALUE		95,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,437
TOTAL JUST VALUE		175,085
NCON VALUE		7,166
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,988

SALE:1:1: (DAUGHTER) $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1189	7/31/2017	WD	Q	I	01	95,000
GRANTOR: MELVIN E & TERRI D BA						
GRANTEE: KATHY J WYNNE						
0756/0977	1/01/1992	WD	Q	I	02	0
GRANTOR: DON DOCKERY						
GRANTEE: TERRI BASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S3 S21 E18 E16 N3 N21 $
UST=[ORIG=0,-10] E18 N28 W18 S28 $
BAS=[ORIG=-34,3] W18 S20 E18 N20 $
FSP=[ORIG=0,21] E10 N27 W10 S27 $
FOP=[ORIG=-34,0] N5 W16 S8 E16 N3 $
FOP=[ORIG=-16,24] S4 E6 N4 W6 $
PTR=[ORIG=0,0] N10 S10 $
.

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	0166	CONC,PAVMT	0	100	0	0	600.00	UT	2.00	2.00	100	1993	1993	3	100	1,200	
3	0258	PATIO	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,480							

REVIEW DATE 01/23/2026 BY KS Total Acres: 1.03 Total Land Value: 16,480 Market: 0 Agricultural: 0 Common: 16,480 PRINTED 05/08/2026 BY SYS