LOT 3 BLOCK B SOUTHWOOD ACRES S/
324-495, 658-536, 746-455, DC 97

WINSBERG DANIEL
5623 SW STATE RD 47
LAKE CITY, FL 32024

**2027**

**36-4S-16-03351-000**

## BUILDING CHARACTERISTICS

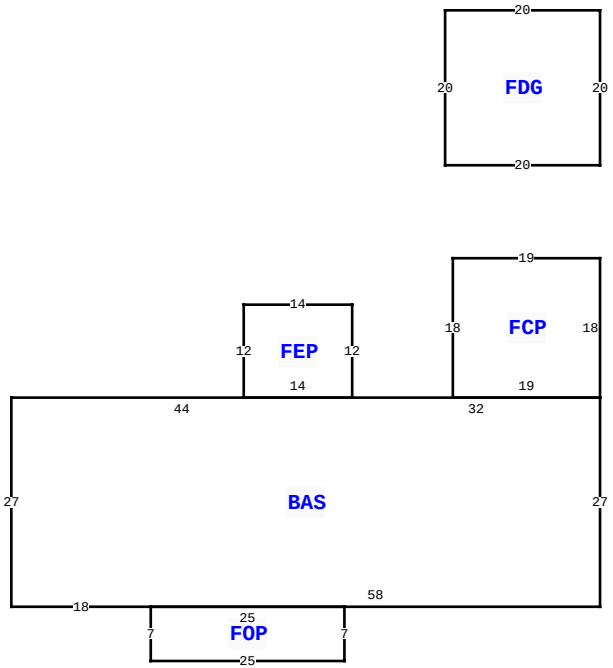
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | | 36416.010 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | | 2,052 | 174,461 |
| FCP | 342 | 25 | | 86 | 7,312 |
| FDG | 400 | 60 | | 240 | 20,405 |
| FEP | 168 | 80 | | 134 | 11,393 |
| FOP | 175 | 30 | | 52 | 4,421 |
| TOTALS | 3,137 | | | 2,564 | 217,991 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,564 | 118.9056 | 130.80 | 335,371 | 1969 | 1969 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2052 HX Base Yr




5623 SW STATE ROAD 47 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/20/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 244,140 |
| TOTAL MARKET OB/XF VALUE | | 14,846 |
| TOTAL LAND VALUE - MARKET | | 39,200 |
| TOTAL MARKET VALUE | | 298,186 |
| SOH/AGL Deduction | | 111,439 |
| ASSESSED VALUE | | 186,747 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,336 |
| TOTAL JUST VALUE | | 298,186 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,136 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20832 | STORAGE | 217 | 07/02/2003 |
| 15694 | PUMP/UTPOL | 30 | 06/24/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1490/2662 | 5/22/2023 | WD | U | I | 11 | 100 |
| GRANTOR: WINSBERG KATHY | | | | | | |
| GRANTEE: WINSBERG DANIEL | | | | | | |
| 0746/0455 | 5/21/1991 | WD | Q | I | | 93,000 |
| GRANTOR: LAWTON SKIPPER | | | | | | |
| GRANTEE: DANIEL WINSBERG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP= N18W19S18E19$BAS= W32 FEP= N12 W14 S12 E14$ W44 S27E18 FOP= S7 E25 N7 W25$ E58 N27$ PTR=N30 FDG= N20 W20 S20E20$ S30$.

## 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 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 4 | 20 | 80.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 240 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 256.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 512 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 7,330.00 | UT | 1.80 | 1.80 | 100 | 2009 | 2009 | 3 | 100 | 13,194 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,846

| 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 | 1.96 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 39,200 | | | | | | | |

REVIEW DATE 01/28/2026 BY KS Total Acres: 1.96 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS

LOT 3 BLOCK B SOUTHWOOD ACRES S/
324-495, 658-536, 746-455, DC 97

WINSBERG DANIEL
5623 SW STATE RD 47
LAKE CITY, FL 32024

**2027**

**36-4S-16-03351-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 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 01

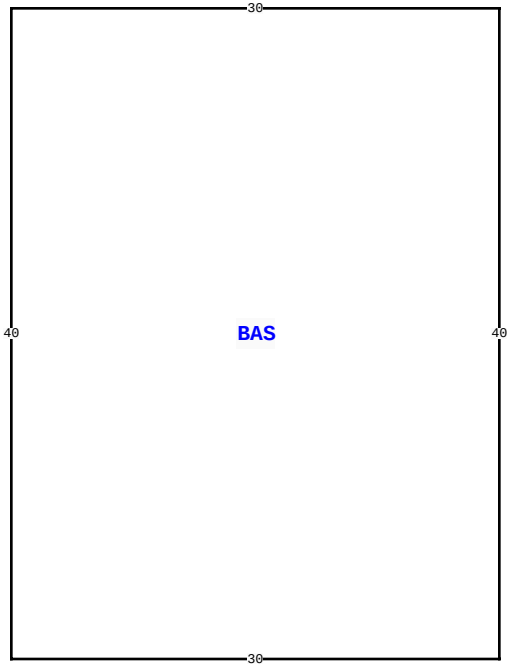
NEIGHBORHOOD/LOC 36416.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,200 | 100 | | 1,200 | 26,149 |
| TOTALS | 1,200 | | | 1,200 | 26,149 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 01 | 1,200 | 78.5400 | 29.85 | 35,820 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

2 PREF M B A 100% - 0 Heated Area: 1200 HX Base Yr




5623 SW STATE ROAD 47 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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| 0746/0455 | 5/21/1991 | WD | Q | I | | 93,000 |
| GRANTOR: LAWTON SKIPPER | | | | | | |
| GRANTEE: DANIEL WINSBERG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S40 E30 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

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