

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	2,052	100	
FOP	342	25	
FDG	400	60	
FEP	168	80	
FOP	175	30	
TOTALS	3,137		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0			347,550	1969	1969	0	0	35.00	65.00	Heated Area: 2052 HX Base Yr	
TOTALS	3,137			2,564	225,908								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		253,432		
TOTAL MARKET OB/XF VALUE		14,846		
TOTAL LAND VALUE - MARKET		39,200		
TOTAL MARKET VALUE		307,478		
SOH/AGL Deduction		126,170		
ASSESSED VALUE		181,308		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		129,897		
TOTAL JUST VALUE		307,478		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		298,932		

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

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

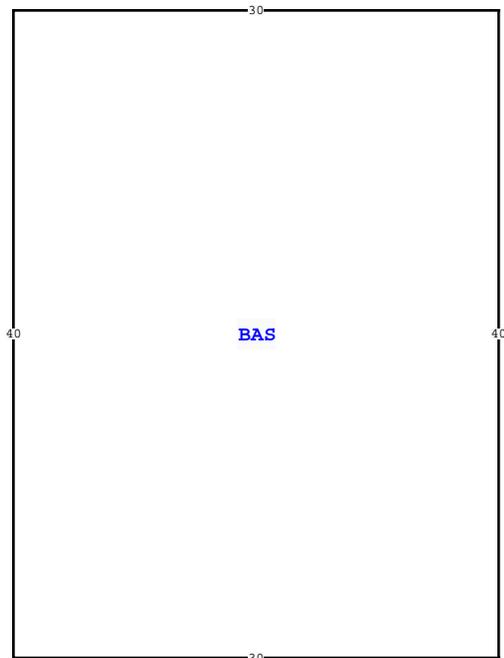
BUILDING NOTES	
BUILDING DIMENSIONS	
FOP= N18W19S18E19S\$BAS= W32 FEP= N12 W14 S12 E14\$ W44 S27E18 FOP= S7 E25 N7 W25\$ E58 N27\$ PTR=N30 FDG= N20 W20 S20E20\$ S30\$.	

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

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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

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	31.42	37,704	2003	2003	0	0	27.00	73.00		
2 PREF M B A 100% - 0 Heated Area: 1200 HX Base Yr													



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	27,524
TOTALS	1,200			1,200	27,524

5623 SW STATE ROAD 47 , LAKE CITY

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

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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GRANTEE: DANIEL WINSBERG						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S40 E30 N40\$.

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

LAND DESCRIPTION										TOTAL OB/XF														
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