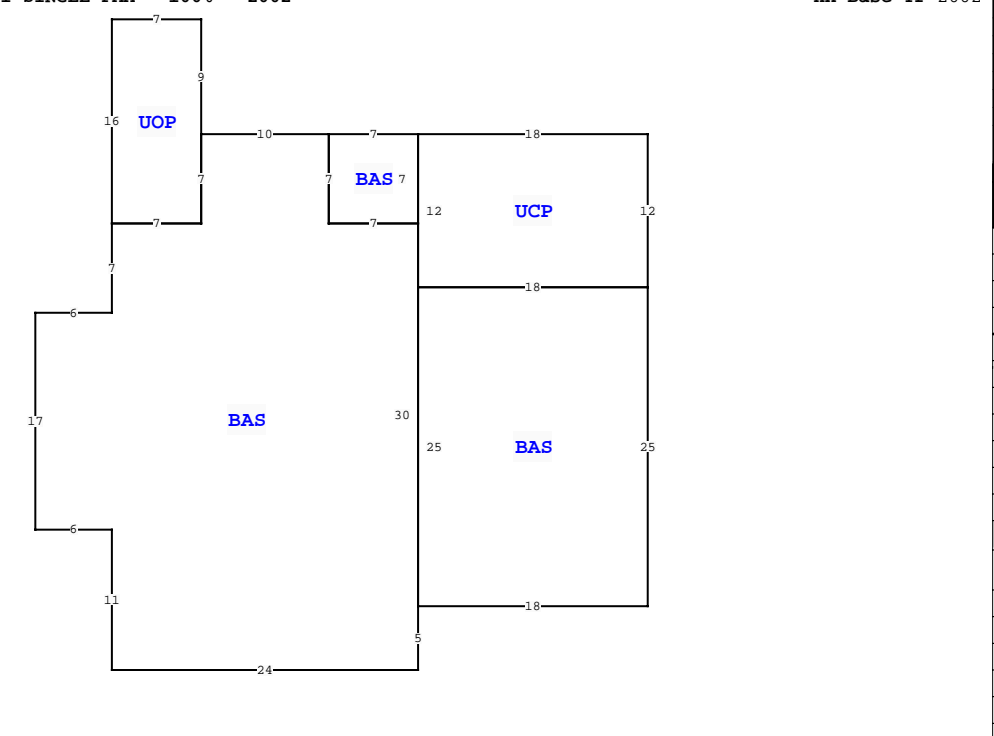


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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	1,576	80.1900	66.56	104,899	1955	1955	0	10	0	35.00	55.00	HX Base Yr 2002	



Quality	03 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 06			
NEIGHBORHOOD/LOC	20317.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49	100	49	1,794
BAS	450	100	450	16,474
BAS	1,012	100	1,012	37,047
UCP	216	20	43	1,574
UOP	112	20	22	805
TOTALS	1,839		1,576	57,694

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			57,694
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			73,494
SOH/AGL Deduction			33,491
ASSESSED VALUE			40,003
TOTAL EXEMPTION VALUE	HX HB WX	25,500	
BASE TAXABLE VALUE			14,503
TOTAL JUST VALUE			73,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/529	7/29/2022	WD	U	I	37	30,000
GRANTOR: LESTER MARK PAUL						
GRANTEE: DREW DEVELOPMENT, L						
1408/2278	3/26/2020	LE	U	I	14	100
GRANTOR: MARGARET ADAMS (LIFE)						
GRANTEE: MARK PAUL LESTER (R)						

284 NE WINDALL Ln, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0296	SHED METAL	0	100	10	14	1.00	UT	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	400	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200	
TOTAL OB/XF 800																

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= N7 W7 S7 E7\$ BAS= W7 N7 W10 UOP= N9 W7 S16 E7 N7\$ S7 W7 S7 W6 S17 E6 S11 E24 N5 BAS= E18 N25 UCP= N12 W18 S12 E18\$ W18 S25\$ N30\$.

LAND DESCRIPTION		TOTAL OB/XF														800								
L N	USE CODE	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	SFR	100			0.00	0.00	30,000.00	SF		1.00	1.00	1.00	0.50	0.50	15,000								

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/22/2022

Parcel: << **20-3S-17-05267-000 (25255)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 10 of 11

Owner	DREW DEVELOPMENT, LLC PO BOX 3488 LAKE CITY, FL 32056		
Site	284 NE WINDALL Ln, LAKE CITY		
Description*	LOT 24 PINE NEEDLES ESTATES S/D. LE 623-333, DC 935-1773, LE 1303-1717, LE 1408-2278, DC 1466-363, WD 1472-529		
Area	0.688 AC	S/T/R	20-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$15,000	Mkt Land	\$15,000
Ag Land	\$0	Ag Land	\$0
Building	\$48,654	Building	\$57,694
XFOB	\$800	XFOB	\$800
Just	\$64,454	Just	\$73,494
Class	\$0	Class	\$0
Appraised	\$64,454	Appraised	\$73,494
SOH Cap [?]	\$26,747	SOH Cap [?]	\$33,491
Assessed	\$37,707	Assessed	\$40,003
Exempt	HX HB WX \$25,500	Exempt	HX HB WX \$25,500
Total Taxable	county:\$12,207 city:\$0 other:\$0 school:\$12,207	Total Taxable	county:\$14,503 city:\$0 other:\$0 school:\$14,503



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/29/2022	\$30,000	1472/0529	WD	I	U	37
3/26/2020	\$100	1408/2278	LE	I	U	14
10/27/2015	\$100	1303/1717	LE	I	U	14

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1955	1511	1839	\$57,694

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	0	\$100.00	1.00	10 x 14
0070	CARPOT UF	2011	\$400.00	1.00	0 x 0
0261	PRCH, UOP	2015	\$100.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2015	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	30,000.000 SF (0.688 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$15,000

Search Result: 10 of 11

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