BEG INTERS S LINE OF SE1/4 & SE'
RUN N 40 DEG E ALONG R/W 310.89
DEG E 25 FT, N 40 DEG E ALONG R/

WOODS PROJECT LLC
149 SW WOOLSEY GLN
LAKE CITY, FL 32024

2026

02-4S-16-02719-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

149 SW WOOLSEY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	253,980
TOTAL MARKET VALUE	253,980
SOH/AGL Deduction	0
ASSESSED VALUE	253,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,980
TOTAL JUST VALUE	253,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,980

SALE:2:2: ORB 916-303 THRU 312

SALE:2:1: MULTI OWNERS/MULTI DEED SALE/ 1 PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054096	Storage Building	6,500	09/19/2025
000053769	New Commercial Co	50,000	08/04/2025
000053655	Remodel	10,000	07/24/2025
000052789	New Commercial Co	175,000	04/02/2025
000052740	New Commercial Co	200,000	03/28/2025
000052453	New Commercial Co	16,800	02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/575	7/12/2024	WD	U	V	11	100
GRANTOR: WOODS MICHAEL C II						
GRANTEE: WOODS PROJECT LLC						
1464/1900	4/19/2022	WD	Q	V	01	300,000
GRANTOR: WOOLSEY CHRISTOPHER L						
GRANTEE: WOODS MICHAEL C II						

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

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
1	1000	C	VACANT COMME	0		CSC	0.00	0.00	6.64	AC		1.00	1.00	0.75	51,000.00	38,250.00	253,980							

REVIEW DATE 08/25/2023 BY KS Total Acres: 6.64 Total Land Value: 253,980 Market: 0 Agricultural: 0 Common: 253,980 PRINTED 10/24/2025 BY SYS