LOT 5 WOODHAVEN S/D UNIT 1.
451-435, 662-587, 833-815, 869-2

WEBB ROGER O/WEBB KIMBERLY M
213 SE WOODHAVEN ST
LAKE CITY, FL 32025-3962

2026

09-4S-17-08300-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

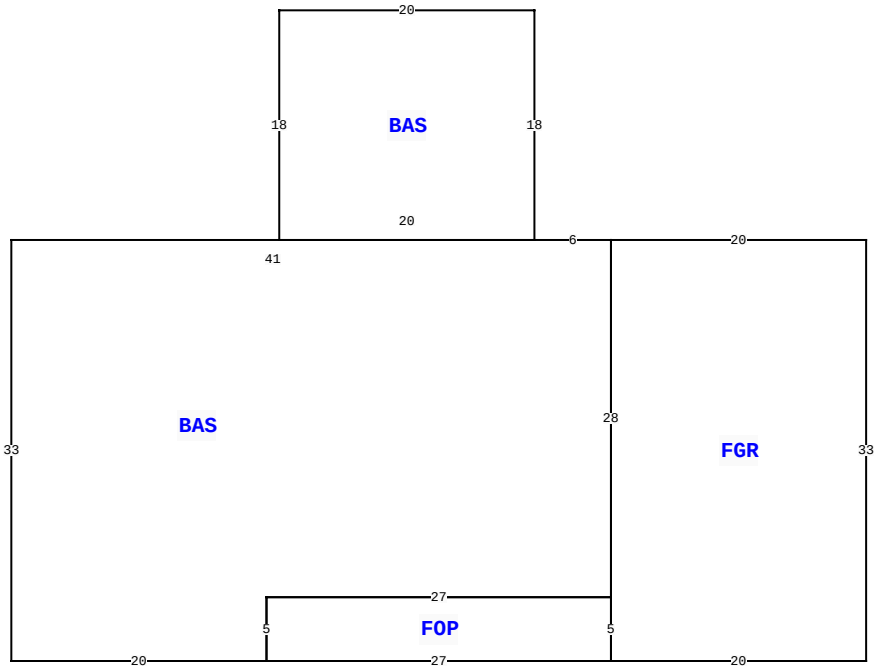
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	31,798
BAS	1,416	100		1,416	125,070
FGR	660	55		363	32,062
FOP	135	30		40	3,533
TOTALS	2,571			2,179	192,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	112.6620	126.18	274,946	1980	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2005 Heated Area: 1776 HX Base Yr 2005



213 SE WOODHAVEN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,462
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		217,462
SOH/AGL Deduction		70,307
ASSESSED VALUE		147,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,433
TOTAL JUST VALUE		217,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/2830	1/29/2004	WD	Q	I		113,000
GRANTOR: MATTHEW SCOTT & ELLEN						
GRANTEE: ROGER O & KIMBERLY						
0880/0001	4/24/1999	WD	Q	I		80,000
GRANTOR: PRIEST & RHEA						
GRANTEE: ALLISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 BAS= N18 W20 S18 E20$ W41 S33 E20 FOP= E27 N5 W27S5$ N5 E27 FGR= S5 E20 N33 W20 S28$ N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.75 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS