LOT 17 WOODHAVEN S/D UNIT 2.

WD 1221-443,

CLEMONS GEORGE G/CLEMONS JEANETTE P
161 SE BLACKFOOT CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

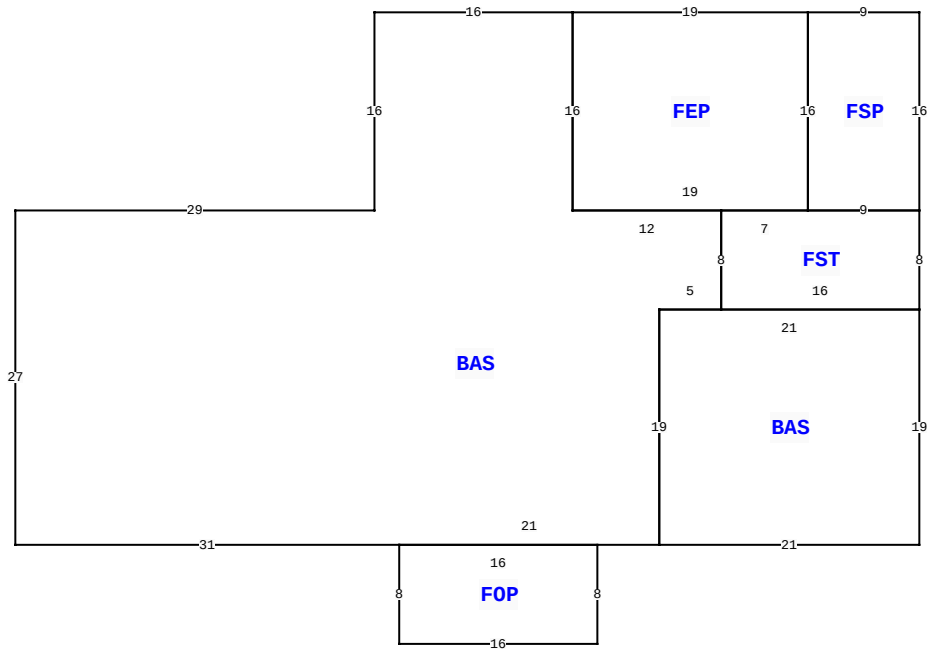
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	399	100		399	32,346
BAS	1,700	100		1,700	137,816
FEP	304	80		243	19,700
FOP	128	30		38	3,080
FSP	144	40		58	4,702
FST	128	55		70	5,675
TOTALS	2,803			2,508	203,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	111.3600	124.72	312,798	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2099 HX Base Yr



161 SE BLACKFOOT CT, 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		203,319
TOTAL MARKET OB/XF VALUE		6,102
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		227,921
SOH/AGL Deduction		93,543
ASSESSED VALUE		134,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,656
TOTAL JUST VALUE		227,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045463	Roof Replacement	18,820	09/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0443	9/12/2011	WD	U	I	11	100
GRANTOR: GEORGE C & JEANETTE P						
GRANTEE: GEORGE C, JEANETTE						
0606/0744	6/01/1986	WD	Q	I		54,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N16 W16 S16 W29 S27 E31 FOP= S8 E16 N8 W16$ E21 BAS= E21 N19 W21 S19$ N19 E5 FST= E16 N8 FSP= N16 W9 S16 E9$ W9 FEP= N16 W19 S16 E19$ W7 S8$ N8$.

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	1993	1993	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0060	CARPORT F	0	100	24	24	576.00	UT	3.50	3.50	100	2012	2012	3	100	2,016	
8	0040	BARN,POLE	0	100	44	12	528.00	UT	3.50	3.50	75	2012	2012	3	75	1,386	

LAND DESCRIPTION

TOTAL OB/XF 6,102

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 11/21/2022 BY JS Total Acres: 1.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS