LOT 23 WOODHAVEN S/D UNIT 2.
425-441, LE 1320-2728,

KITE LARRY LYNWOOD/KITE DONNA LYNN
181 SE CROW CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

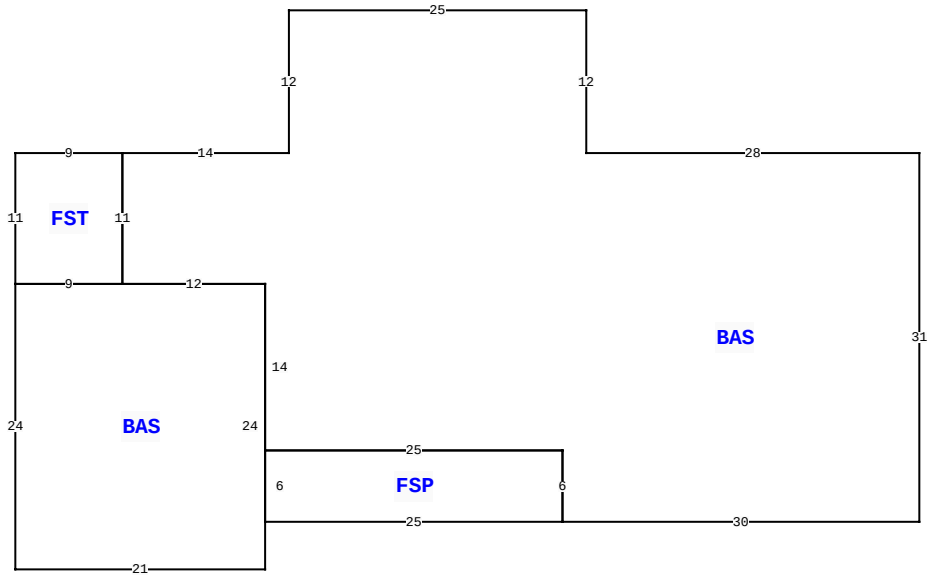
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	504	100		504	41,313
BAS	1,987	100		1,987	162,878
FSP	150	40		60	4,919
FST	99	55		54	4,427
TOTALS	2,740			2,605	213,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	112.6020	126.11	328,517	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2491 HX Base Yr



181 SE CROW 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		213,536
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		233,786
SOH/AGL Deduction		119,356
ASSESSED VALUE		114,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,708
TOTAL JUST VALUE		233,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042110	Roof Replacement	11,500	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/2728	8/25/2016	LE	U	I	14	100

GRANTOR: LARRY LYNWOOD KITE &

GRANTEE: JAMES LYNDL KITE (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N12 W25 S12 W14 FST= W9 S11 E9 N11$ S11 BAS= W9 S24 E21 N24 W12$ E12S14 FSP= S6 E25 N6 W25$ E25 S6 E30 N31$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	50	2004	2004	3	50	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 06/21/2021 BY JS Total Acres: 0.44 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/17/2025 BY SYS