LOT 28 WOODHAVEN S/D UNIT 2. EX
OF LOT 28 DESC IN ORB 1230-2268.

BREIDENBACH HAROLD J/BREIDENBACH DOROTHY M
156 SE CROW COURT
LAKE CITY, FL 32025

2026

09-4S-17-08300-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

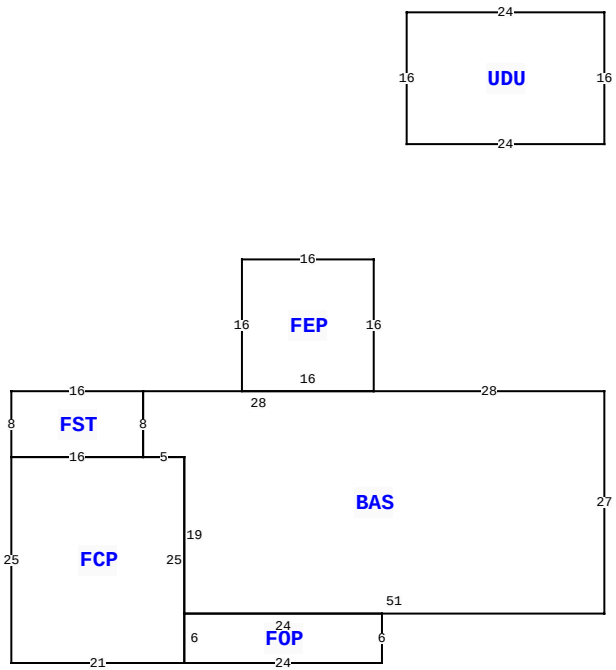
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,417	100		1,417	123,365
FCP	525	25		131	11,405
FEP	256	80		205	17,848
FOP	144	30		43	3,743
FST	128	55		70	6,094
UDU	384	55		211	18,370
TOTALS	2,854			2,077	180,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	119.5920	133.94	278,193	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1417 HX Base Yr



156 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		180,825
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		201,025
SOH/AGL Deduction		86,767
ASSESSED VALUE		114,258
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		58,536
TOTAL JUST VALUE		201,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
419/379	1/05/1979	WD	Q	I	01	6,050

GRANTOR: NORTON HOME IMPROVEME

GRANTEE: BREIDENBACH HAROLD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N16 W16 S16 E16$ W28 FST= W16 S8 E16 N8$S8 FCP= W16 S25 E21 N25 W5$ E5 S19 FOP= S6 E24 N6 W24$ E51 N27$ PTR= N30 UDU= N16 W24 S16 E24$ S30$.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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: 0.68 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS