

LOT 36 WOODHAVEN S/D UNIT 2.
453-57, FJ 1122-1325, WD 1132-47

CLAY SARAH RUTH DOUGLAS
224 SE CHEYENNE CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-045



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	1,664	100		1,664	142,479
FEP	264	80		211	18,067
FOP	140	30		42	3,596
FST	120	55		66	5,651
UGR	420	45		189	16,183

TOTALS	2,608			2,172	185,977
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,172	117.6120	131.73	286,118	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016

Heated Area: 1664

HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
2,900									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		185,977	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		207,377	
SOH/AGL Deduction		81,981	
ASSESSED VALUE		125,396	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		74,674	
TOTAL JUST VALUE		207,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046175	Roof Replacement	4,250	12/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1307/0332	12/30/2015	WD	Q	I	01	109,900	
GRANTOR: RICKY & KATHY BROWN							
GRANTEE: SARAH RUTH DOUGLAS							
1286/1116	12/17/2014	WD	U	I	30	100	
GRANTOR: GRIFFIS LUMBER CO							
GRANTEE: RICKY & KATHY BROWN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FEP= N12 W22 S12 E22\$ W50 S29 E25 FOP= S7 E20N7 W20\$ E31 UGR= E20 N21 W20S21\$ N21 E5 FST= E15 N8 W15 S8\$ N8\$.									