

LOT 40 WOODHAVEN S/D UNIT 2.
641-551-55, 663-371, 705-503, 84

LAWTON WILLIAM B SR/LAWTON PAULA M
575 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08300-049



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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/
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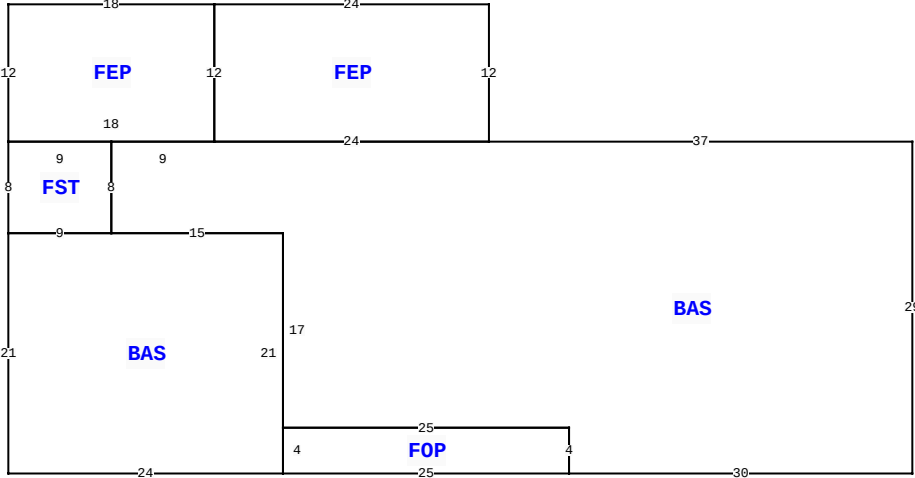
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	42,234
BAS	1,615	100		1,615	135,334
FEP	216	80		173	14,497
FEP	288	80		230	19,274
FOP	100	30		30	2,514
FST	72	55		40	3,352

TOTALS	2,795			2,592	217,205
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
4	0280	POOL R/CON	0 100	12	28	336.00	UT	70.00	70.00
5	0166	CONC, PAVMT	0 100	0	0	880.00	UT	2.00	2.00
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
7	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
8	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
9	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
10	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	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		00	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	2,592	115.1040	128.92	334,161	1979	1979	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 1998 Heated Area: 2119 HX Base Yr 1998													



575 SE WOODHAVEN ST, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		217,205	
TOTAL MARKET OB/XF VALUE		14,536	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		250,241	
SOH/AGL Deduction		115,322	
ASSESSED VALUE		134,919	
TOTAL EXEMPTION VALUE		HX HB 13 134,919	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		250,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,947	

BLDG:1:1: DOR 1998
XF0B:1:1: DOR 1998
LAND:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054065	Roof Replacement	19,500	09/16/2025
20760	POOL	145	06/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0849/2125	12/03/1997	WD	Q	I		77,000	
GRANTOR: SMITH							
GRANTEE: LAWTON							
0705/0503	12/21/1989	WD	U	I		53,000	
GRANTOR: ADARIN RANDALL							
GRANTEE: EVAN E SMITH							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 FEP= N12 W24 S12 E24\$ W24 FEP= N12 W18 S12 E18\$ W9 FST= W9 S8 E9 N8\$ S8 BAS= W9 S21 E24 N21 W15\$ E15 S17 FOP= S4 E25 N4 W25\$ E25 S4 E30 N29\$.									

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		00	0.00	0.00	1.00