

LOT 41 WOODHAVEN S/D UNIT 2.  
WD 579-67, WD 1089-1046, QC 1317

FLEENER CURTIS LEE/FLEENER CHARITY ANNE  
135 SE CUSTER WAY  
LAKE CITY, FL 32025

2025

09-4S-17-08300-051



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LAM/VNLPLK 80  |
| Interior Floo            | 15 | HARDTILE 20    |
| 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              | 2,142            | 100         |      | 2,142        | 235,349              |
| FEP              | 396              | 80          |      | 317          | 34,830               |
| FGR              | 552              | 55          |      | 304          | 33,402               |
| FOP              | 15               | 30          |      | 4            | 439                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,105 |  |  | 2,767 | 304,020 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0280       | POOL R/CON  | 0   | 100 | 32 | 16 | 512.00 | UT | 52.50    | 52.50          |       |
| 2              | 0180       | FPLC 1STRY  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |
| 4              | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |
| 5              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |
| 6              | 0294       | SHED WOOD/  | 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 | UNIT TYPE | NOTES |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                       | 01  | 2,767     | 114.0720    | 127.76         | 353,512        | 1985 | 2010 |      | 0    | 0 | 14.00 | 86.00  |  |
| 1 SINGLE FAM 100% - 2023 Heated Area: 2142 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 135 SE CUSTER WAY, LAKE CITY                               |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 15,352 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 15,352             |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |

| COLUMBIA COUNTY PROPERTY  |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 2              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 304,020     |
| TOTAL MARKET OB/XF VALUE  |  |  | 15,352      |
| TOTAL LAND VALUE - MARKET |  |  | 18,500      |
| TOTAL MARKET VALUE        |  |  | 337,872     |
| SOH/AGL Deduction         |  |  | 19,377      |
| ASSESSED VALUE            |  |  | 318,495     |
| TOTAL EXEMPTION VALUE     |  |  | 318,495     |
| BASE TAXABLE VALUE        |  |  | 0           |
| TOTAL JUST VALUE          |  |  | 337,872     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 322,197     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |           |           |     |     |        |            |  |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1468/1431                   | 5/26/2022 | WD        | Q   | I   | 01     | 305,000    |  |
| GRANTOR: KASPER CHARLOTTE A |           |           |     |     |        |            |  |
| GRANTEE: FLEENER CURTIS LEE |           |           |     |     |        |            |  |
| 1317/2402                   | 7/01/2016 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: KEVIN B KASPER     |           |           |     |     |        |            |  |
| GRANTEE: CHARLOTTE A KASPER |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W51 FEP= W18 S22 E18 N22\$ S22 W18 S15 FGR= S24 E23N24 W23\$ E31 FOP= E5 N3 W5 S3\$ N3 E5 S3 E33 N37\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |