LOT 43 WOODHAVEN S/D UNIT 2.

692-47, DC 1533-988, LE 1549-160

GILMER BETTY F
181 SE CUSTER WAY
LAKE CITY, FL 32055

2026

09-4S-17-08300-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

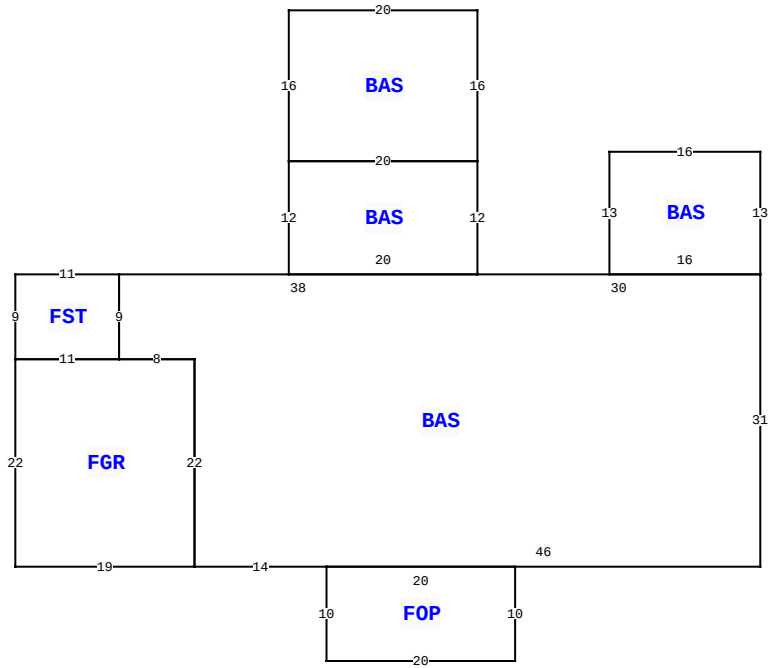
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	208	100		208	17,089
BAS	240	100		240	19,718
BAS	320	100		320	26,291
BAS	1,932	100		1,932	158,733
FGR	418	55		230	18,897
FOP	200	30		60	4,930
FST	99	55		54	4,437
TOTALS	3,417			3,044	250,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,044	112.8600	126.40	384,762	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2700 HX Base Yr



181 SE CUSTER WAY, 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		250,095
TOTAL MARKET OB/XF VALUE		5,411
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		274,006
SOH/AGL Deduction		115,681
ASSESSED VALUE		158,325
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		102,603
TOTAL JUST VALUE		274,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32885	REMODEL	220	04/20/2015
31729	MAINT/ALTR	85	02/04/2014
7626	ADDN SFR	75	09/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/160	9/09/2025	LE	U	I	14	100
GRANTOR: GILMER BETTY F						
GRANTEE: GILMER BETTY F (ENH						
0692/0047	7/21/1989	WD	Q	I		73,500
GRANTOR: LIGHTCAP						
GRANTEE: GILMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N13 W16 S13 E16$ BAS= W30 BAS= N12 BAS= N16W20 S16 E20$ W20 S12 E20$ W38 FST= W11 S9 E11 N9$ S9 FGR= W11 S22 E19 N22 W8$ E8 S22 E14FOP= S10 E20 N10 W20$ E46 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	0	0	3	100	600	
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	0210	GARAGE U	0	100	16	22	352.00	UT	3.44	3.44	100	1993	1993	3	100	1,211	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,411

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: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS