

LOT 46 WOODHAVEN S/D UNIT 2.
ORB 475-633, 646-089, 916-1950,

LOWE KENNETH R SR
249 SE CUSTER WAY
LAKE CITY, FL 32025

2025

09-4S-17-08300-056



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 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	1,753	100		1,753	158,942
FCP	440	25		110	9,974
FEP	144	80		115	10,427
FOP	116	30		35	3,173
FST	99	55		54	4,896
UOP	372	20		74	6,709

TOTALS	2,924			2,141	194,121
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	0	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	0		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 2,141 124.5480 139.49 298,648 1979 1979 0 0 0 35.00 65.00

1 SINGLE FAM 0% - 2025

Heated Area: 1753

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

249 SE CUSTER WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		194,121	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		216,921	
SOH/AGL Deduction		0	
ASSESSED VALUE		216,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,921	
TOTAL JUST VALUE		216,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1258/1617	7/10/2013	WD	U	I	12	88,800	
GRANTOR: SUN TRUST MORTGAGE							
GRANTEE: KENNETH R LOWE SR							
1252/0086	3/21/2013	QC	U	I	12	100	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: SUNTRUST MORTGAGE I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 FEP= N12 W12 S12 E12\$ W12 N12 W25 S43 E19 FOP= E29 N4 W29 S4\$ N4 E29 FCP= S4 E20 N22 W20 S18\$ N18E9 FST= E11 N9 W11 S9\$ N9\$ UOP= E11 N12 W31 S12 E20\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
4,300									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00