LOT 47 WOODHAVEN S/D UNIT 2.

776-509.

ELLIS HOWARD O/ELLIS DIANE W
267 SE CUSTER WAY
LAKE CITY, FL 32025

2025

09-4S-17-08300-057

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		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

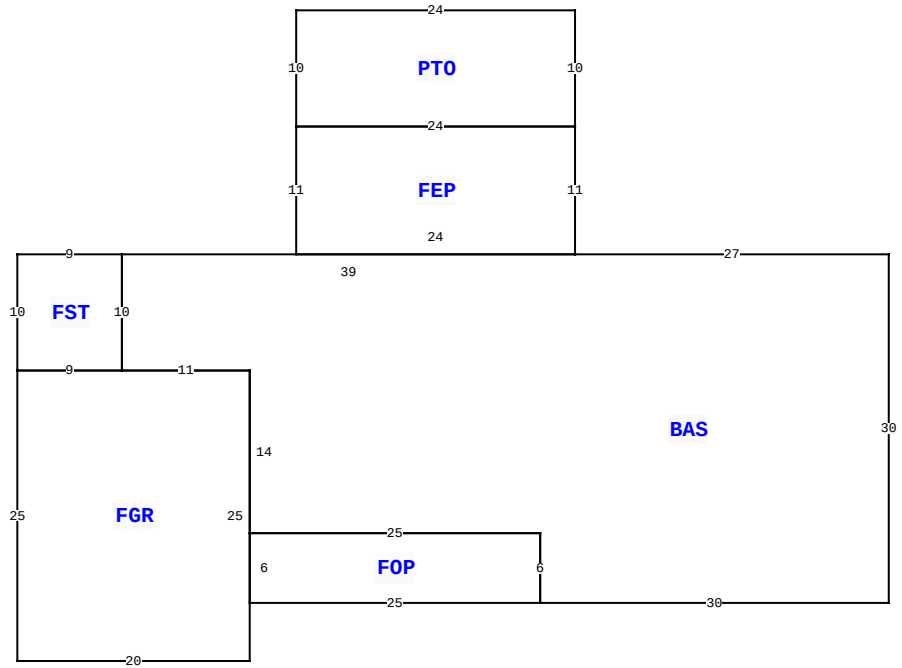
NEIGHBORHOOD/LOC 9417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	137,855
FEP	264	80		211	18,067
FGR	500	55		275	23,547
FOP	150	30		45	3,853
FST	90	55		50	4,282
PTO	240	5		12	1,028
TOTALS	2,854			2,203	188,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	117.6120	131.73	290,201	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1610 HX Base Yr



267 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		188,631
TOTAL MARKET OB/XF VALUE		4,820
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,951
SOH/AGL Deduction		90,888
ASSESSED VALUE		121,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,341
TOTAL JUST VALUE		211,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,151

SALE:1:1: LOT 47 WOODHAVEN UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0509	6/18/1993	WD	Q	I		61,500

GRANTOR: MERLYN BASS

GRANTEE: HOWARD O ELLIS

0583/0515	1/01/1986	WD	Q	I		64,400

GRANTOR:

GRANTEE:

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	500	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	12	28	336.00	UT	7.50	7.50	100	2004	2004	3	100	2,520	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N11 PTO= N10 W24 S10 E24$ W24 S11 E24$ W39 FST= W9 S10 E9 N10$S10 FGR= W9 S25 E20 N25 W11$E11 S14 FOP= S6 E25 N6 W25$ E25 S6 E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,820

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: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS