LOT 1 WOODHAVEN S/D UNIT 3.
429-387, DC 1242-140, QC 1242-14

BRENNAN JOHN JAY/BRENNAN CYNTHIA ANN
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2025

09-4S-17-08300-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

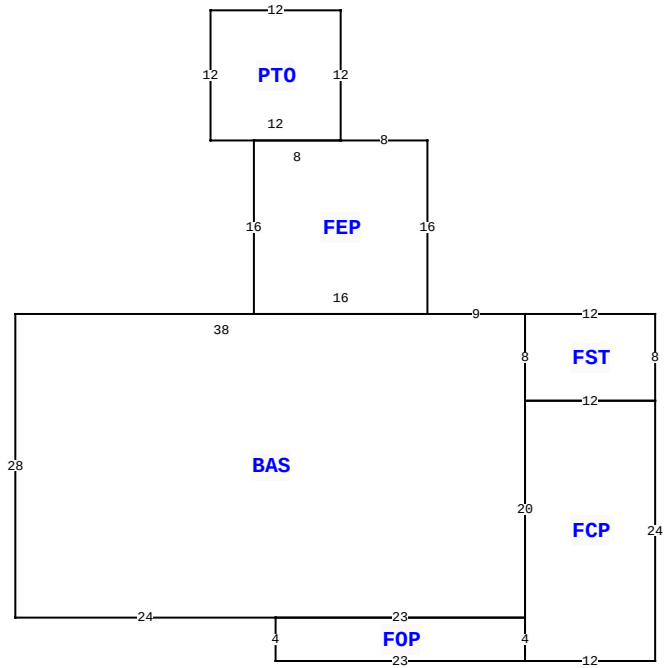
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,316	100		1,316	125,598
FCP	288	25		72	6,872
FEP	256	80		205	19,565
FOP	92	30		28	2,672
FST	96	55		53	5,058
PTO	144	5		7	668
TOTALS	2,192			1,681	160,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	131.0946	146.83	246,821	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1316 HX Base Yr 2018



358 SE WOODHAVEN ST, 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		160,434
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,434
SOH/AGL Deduction		79,373
ASSESSED VALUE		103,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,339
TOTAL JUST VALUE		182,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/973	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN JOHN JAY						
GRANTEE: BRENNAN JOHN JAY (E						
1335/1037	4/21/2017	WD	Q	I	01	125,000
GRANTOR: CAROLYN D JOHNSON						
GRANTEE: JOHN JAY BRENNAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N16 W8 PTO= N12 W12 S12 E12$ W8 S16 E16$ W38 S28 E24 FOP= S4 E23 N4 W23$ E23 FCP= S4 E12 N24 W12S20$ N20 FST= E12 N8 W12 S8$N8$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 04/11/2017 BY BC Total Acres: 1.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS