LOT 5 WOODHAVEN S/D UNIT 3.
422-282, 884-2187

COGLON MICHAEL L/COGLON SANDRA D
474 SE WOODHAVEN ST
LAKE CITY, FL 32025

2025

09-4S-17-08300-070

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

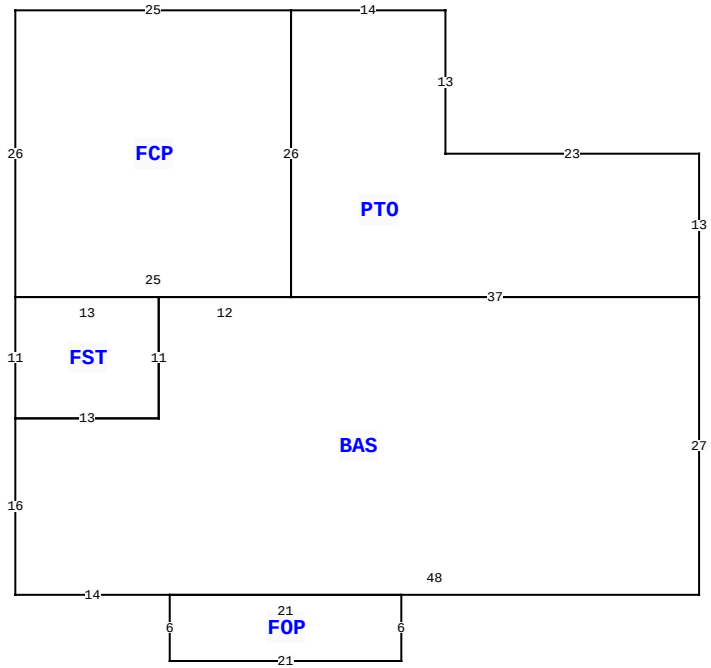
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,531	100		1,531	126,703
FCP	650	25		162	13,407
FOP	126	30		38	3,145
FST	143	55		79	6,538
PTO	663	5		33	2,731
TOTALS	3,113			1,843	152,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	113.6800	127.32	234,651	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1531 HX Base Yr 2000



474 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		152,523
TOTAL MARKET OB/XF VALUE		2,769
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		173,792
SOH/AGL Deduction		75,037
ASSESSED VALUE		98,755
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,033
TOTAL JUST VALUE		173,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0884/2187	7/21/1999	WD	Q	I		78,500

GRANTOR: CONLON

GRANTEE: MICHAEL & SANDRA CO

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N13 W23 N13 W14 S26 E37$BAS= W37 FCP= N26 W25 S26 E25$ W12 FST= W13 S11 E13 N11$ S11 W13 S16 E14 FOP= S6 E21 N6 W21$ E48 N27 $.

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	2,049	
2	0070	CARPORT UF	0	100	12	20	240.00	UT	3.00	3.00	100	2004	2004	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 2,769

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