LOT 8 WOODHAVEN S/D UNIT 3.
735-526, QC 870-2338, 955-2121,

RUWE TIMOTHY M/RUWE CHRISTINA S
550 SE WOODHAVEN CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-073

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

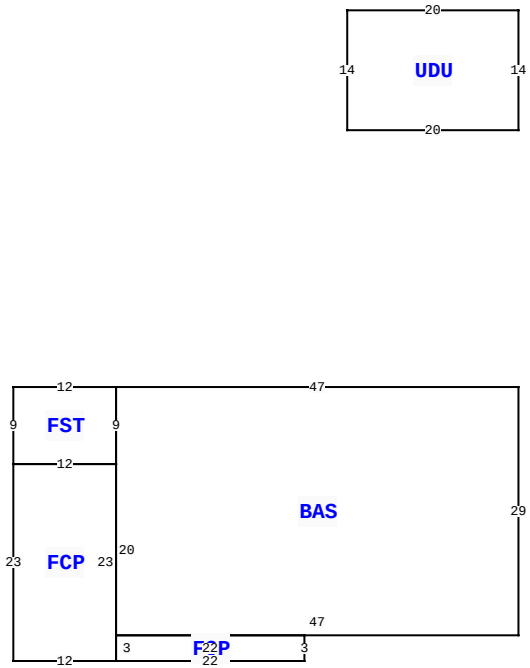
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,363	100		1,363	116,494
FCP	276	25		69	5,897
FOP	66	30		20	1,710
FST	108	55		59	5,043
UDU	280	55		154	13,162
TOTALS	2,093			1,665	142,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	117.4040	131.49	218,931	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1363 HX Base Yr 2017



550 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		142,305
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		162,805
SOH/AGL Deduction		52,355
ASSESSED VALUE		110,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,728
TOTAL JUST VALUE		162,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0316	12/31/2015	WD	Q	I	01	112,000
GRANTOR: KIMBERLY N FREE & DUS						
GRANTEE: TIMOTHY M & CHRISTI						
1259/0176	7/24/2013	WD	U	I	30	100
GRANTOR: KIMBERLY BAILEY NKA K						
GRANTEE: KIMBERLY N FREE & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FST= W12 S9 E12 N9$S9 FCP= W12 S23 E12 N23$ S20 FOP= S3 E22 N3 W22$ E47 N29$ PTR= N30 UDU= N14 W20 S14 E20$ S30$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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: 1.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS