LOT 9 WOODHAVEN S/D UNIT 4.
469-407, WD 728-811, DC 1326-115

BELL MILTON SR/TAYLOR-BELL LAPRINCESS
104 SE CUSTER WAY
LAKE CITY, FL 32025

2025

09-4S-17-08300-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

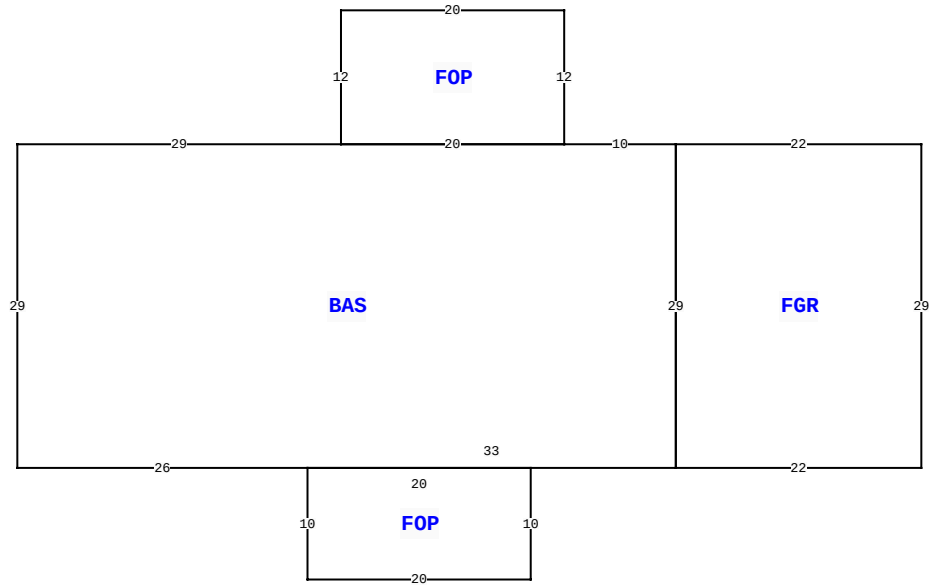
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100		1,711	155,301
FGR	638	55		351	31,859
FOP	200	30		60	5,446
FOP	240	30		72	6,535
TOTALS	2,789			2,194	199,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	114.1470	127.84	280,481	1981	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2019 Heated Area: 1711 HX Base Yr 2019



104 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		199,142
TOTAL MARKET OB/XF VALUE		2,075
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,717
SOH/AGL Deduction		70,163
ASSESSED VALUE		149,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,832
TOTAL JUST VALUE		219,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27974	MAINT/ALTR	40	07/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1370/2178	10/17/2018	WD	Q	I	01	150,000
GRANTOR: MONTE C BRADWELL						
GRANTEE: MILTON BELL SR & LA						
0728/0811	8/21/1990	WD	Q	I		63,000
GRANTOR: JAMES BLANTON						
GRANTEE: MONTE BRADWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S29 E26 FOP= S10 E20 N10 W20$ E33 FGR= E22 N29 W22 S29$ N29 W10 FOP= N12 W20 S12 E20$ W20$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	75	1993	1993	3	75	375	

LAND DESCRIPTION

TOTAL OB/XF 2,075

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: 2.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/19/2025 BY SYS