

LOT 10 WOODHAVEN S/D UNIT 4.
487-391, 649-65, 764-1297, 772-1

CREWS CHARLES E JR
138 SE CUSTER WAY
LAKE CITY, FL 32025

2025

09-4S-17-08300-082



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	240	100		240	19,893
BAS	2,378	100		2,378	197,108
FOP	140	30		42	3,481
UOP	200	20		40	3,316
TOTALS	2,958			2,700	223,798

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,700	113.8560	127.52	344,304	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 0% - 0

Heated Area: 2618

HX Base Yr

138 SE CUSTER WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

TOTAL OB/XF									
2,450									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,798	
TOTAL MARKET OB/XF VALUE		2,450	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		244,748	
SOH/AGL Deduction		19,939	
ASSESSED VALUE		224,809	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,809	
TOTAL JUST VALUE		244,748	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,760	

SALE:3:1: 1/2 INTEREST - WIFE TO HUSBAND			
SALE:2:1: LOT 10 WOODHAVEN UNIT IV			
SALE:1:1: LOT 10 WOODHAVEN UNIT IV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27033	MAINT/ALTR	25	05/21/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1309/0876	2/02/2016	WD	Q	I	01	135,000	
GRANTOR: OSWELL L JR & GAYLE M							
GRANTEE: CHARLES E CREWS JR							
1250/1584	3/04/2013	WD	U	I	38	77,000	
GRANTOR: CHARLENE M DAMPIER							
GRANTEE: OSWELL I JR & GAYLE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 BAS= N12 W20 S12 E20\$ W51 S9 UOP= W10 S20 E10 N20\$ S20 E37 FOP= S7 E20N7 W20\$ E45 N29\$.									