

LOTS 11 & 20 WOODHAVEN S/D UNIT
465-139, 793-1795, DC 1451-2439,

TUNING GEORGE/TUNING FRANCES
164 SE CUSTER WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-083



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	06	VINYL ASB 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		06
NEIGHBORHOOD/LOC	9417.0100	1.00/

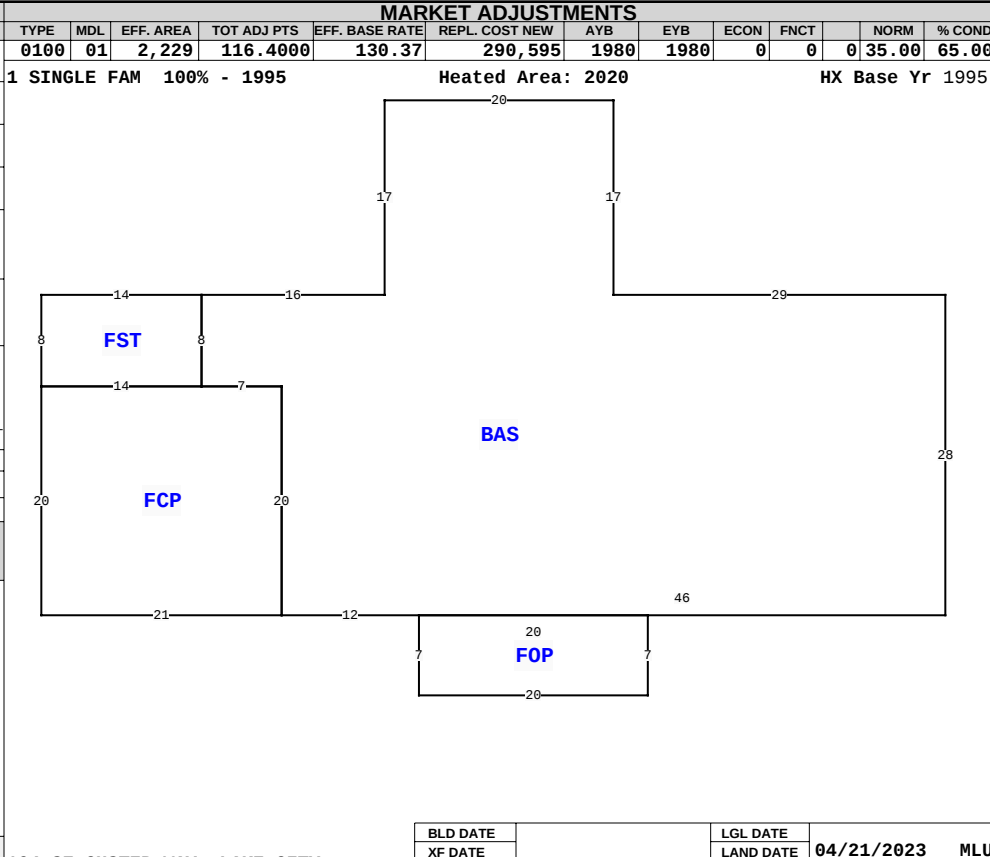
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100		2,020	171,176
FCP	420	25		105	8,898
FOP	140	30		42	3,559
FST	112	55		62	5,254

TOTALS	2,692			2,229	188,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
5	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	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	100		00	0.00	0.00	2.00

REVIEW DATE 04/10/2017 BY BC



L N	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	1,000	
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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

TOTAL OB/XF										17,936						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00

Total Acres: 0.79 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,887	
TOTAL MARKET OB/XF VALUE		17,936	
TOTAL LAND VALUE - MARKET		33,300	
TOTAL MARKET VALUE		240,123	
SOH/AGL Deduction		106,851	
ASSESSED VALUE		133,272	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		82,550	
TOTAL JUST VALUE		240,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25271	MAINT/ALTR	100	12/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2621	5/31/2022	LE U	I	I	14	100
GRANTOR: TUNING GEORGE						
GRANTEE: TUNING GEORGE						
0793/1795	7/28/1994	WD	Q	I		86,000
GRANTOR: MERLYN GLENN BAS & JA						
GRANTEE: GEORGE & SHARON D T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 N17 W20 S17 W16 FST= W14 S8 E14 N8\$ S8 FCP= W14 S20 E21 N20 W7\$ E7 S20 E12FOP= S7 E20 N7 W20\$ E46 N28\$.									

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