LOT 12 WOODHAVEN S/D UNIT 4.
523-379, 639-50, 738-321, 878-20

WILLIAMS ROBERT A/WILLIAMS MEYNA M
434 SE OAK STREET
LAKE CITY, FL 32025

2026

09-4S-17-08300-084

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

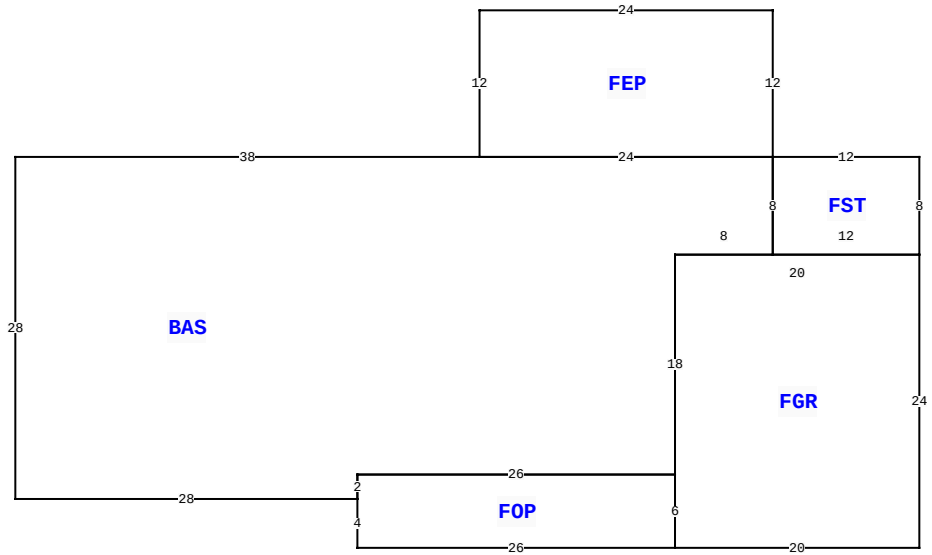
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	119,031
FEP	288	80		230	17,964
FGR	480	55		264	20,619
FOP	156	30		47	3,671
FST	96	55		53	4,139
TOTALS	2,544			2,118	165,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	107.2820	120.16	254,499	1980	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1524 HX Base Yr



190 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	165,424
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	184,374
SOH/AGL Deduction	0
ASSESSED VALUE	184,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,374
TOTAL JUST VALUE	184,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,374

SALE:1:1: LOT 12 WOODHAVEN UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050756	Roof Replacement	14,630	09/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0878/2010	4/14/1999	WD	Q	I	01	69,000
GRANTOR:D GRANOFF						
GRANTEE:WILLIAMS						
0878/2010	4/14/1999	WD	Q	I	01	69,000
GRANTOR:D GRANOFF						
GRANTEE:WILLIAMS (SOLD TO P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E28 FOP= S4 E26N6 W26 S2$ N2 E26 FGR= S6 E20N24 W20 S18$ N18 E8 FST= E12 N8 W12 S8$ N8 FEP= N12 W24 S12 E24$ W24$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 09/19/2024 BY JS Total Acres: 0.41 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/20/2025 BY SYS