LOT 13 WOODHAVEN S/D UNIT 4.
447-580, DC 1325-228, WD 1503-24

LAMBERT VICKIE
214 SE CUSTER WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-085

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

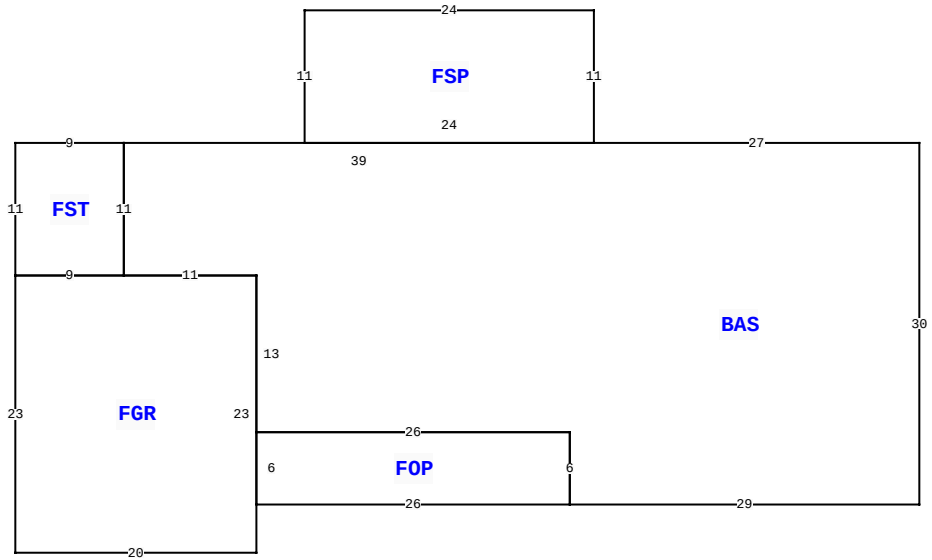
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,615	100		1,615	149,014
FGR	460	55		253	23,344
FOP	156	30		47	4,337
FSP	264	40		106	9,780
FST	99	55		54	4,983
TOTALS	2,594			2,075	191,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	115.6240	129.50	268,712	1980	2000	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2024 Heated Area: 1615 HX Base Yr 2024



214 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		191,457
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		210,107
SOH/AGL Deduction		141,997
ASSESSED VALUE		68,110
TOTAL EXEMPTION VALUE	HX HB	43,110
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		210,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10518	REMODEL	65	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/2449	11/22/2023	WD	Q	I	01	250,000

GRANTOR: SHEDD MYRTICE J

GRANTEE: LAMBERT VICKIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N11 W24 S11 E24$ W39 FST= W9 S11 E9 N11$ S11 FGR= W9 S23 E20 N23 W11$ E11 S13 FOP= S6 E26 N6 W26$ E26 S6 E29 N30$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 12/13/2023 BY TP Total Acres: 0.40 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/20/2025 BY SYS