LOT 14 WOODHAVEN S/D UNIT 4.
458 156, 690-35, 782-303, DC 910

ECHOLS ELAINE
P O BOX 1764
LAKE CITY, FL 32056

2026

09-4S-17-08300-086

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

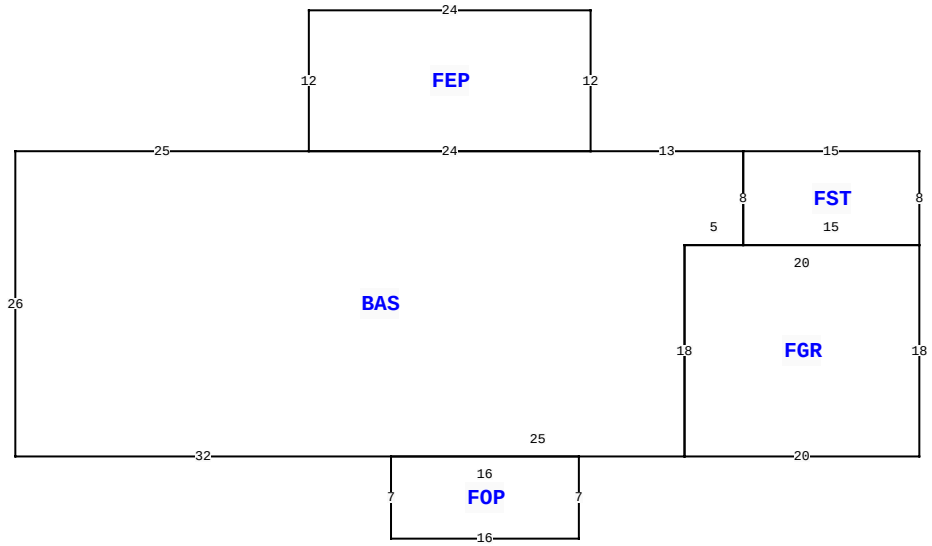
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,522	100		1,522	129,440
FEP	288	80		230	19,560
FGR	360	55		198	16,839
FOP	112	30		34	2,892
FST	120	55		66	5,613
TOTALS	2,402			2,050	174,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	116.8200	130.84	268,222	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1522 HX Base Yr 2020



240 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		174,344
TOTAL MARKET OB/XF VALUE		2,488
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		195,332
SOH/AGL Deduction		50,088
ASSESSED VALUE		145,244
TOTAL EXEMPTION VALUE	HX HB VX 13	145,244
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		195,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7869	REMODEL	8,000	12/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1114/1389	3/20/2007	WD	Q	I		180,000
GRANTOR: MOLLIE BURCH						
GRANTEE: ELAINE ECHOLS						
1046/1789	5/17/2005	WD	Q	I		141,000
GRANTOR: NANCY DIANE BROYLES						
GRANTEE: MOLLIE BURCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 E32 FOP= S7 E16N7 W16$ E25 FGR= E20 N18 W20 S18$ N18 E5 FST= E15 N8 W15 S8$ N8 W13 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
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	0166	CONC,PAVMT	0	100	0	0	144.00	UT	2.00	2.00	100	1994	1994	3	100	288	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,488

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: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS