

LOT 15 WOODHAVEN S/D UNIT 4.
516-232, 875-1727, 984-2729, LE

GUNTER ALLAN R/GUNTER ANGIE M
262 SE CUSTER WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-087
[Barcode]

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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 Units	05	CONV 100 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	1,652	100		1,652	130,231
FCP	440	25		110	8,672
FOP	116	30		35	2,759
FSP	144	40		58	4,572
FST	120	55		66	5,203
TOTALS	2,472			1,921	151,436

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	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	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		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 1,921 108.2900 121.28 232,979 1980 1990 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1652 HX Base Yr 2004

Floor plan diagram showing areas FST, FCP, FSP, FOP, and BAS with dimensions. The diagram includes a large central area labeled BAS, a smaller area labeled FCP to the left, and several smaller areas labeled FST, FSP, and FOP. Dimensions are provided for various segments of the plan.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/21/2023 MLU

TOTAL OB/XF									
2,500									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,436	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		172,436	
SOH/AGL Deduction		60,361	
ASSESSED VALUE		112,075	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		61,353	
TOTAL JUST VALUE		172,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1466/1	5/12/2022	LE	U	I	14	100	
GRANTOR: GUNTER ALLAN R							
GRANTEE: GUPTA KELY M							
0984/2729	5/30/2003	WD	Q	I		93,500	
GRANTOR: SAMUEL J LENEAVE III							
GRANTEE: ALLAN R & ANGIE M G							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 FSP= W12 S12 E12 N12\$ S12 W29 FST= W15 S8 E15 N8\$ S8 FCP= W15 S22 E20 N22 W5\$ E5 S18 FOP= S4 E29 N4 W29\$ E29 S4 E19 N42\$.									