LOT 23 WOODHAVEN S/D UNIT 4.

482-369, 699-370, 768-505

COOK FRANK D JR/COOK NADYA E
101 SE PUEBLO WAY
LAKE CITY, FL 32025

**2026**

**09-4S-17-08300-095**

## BUILDING CHARACTERISTICS

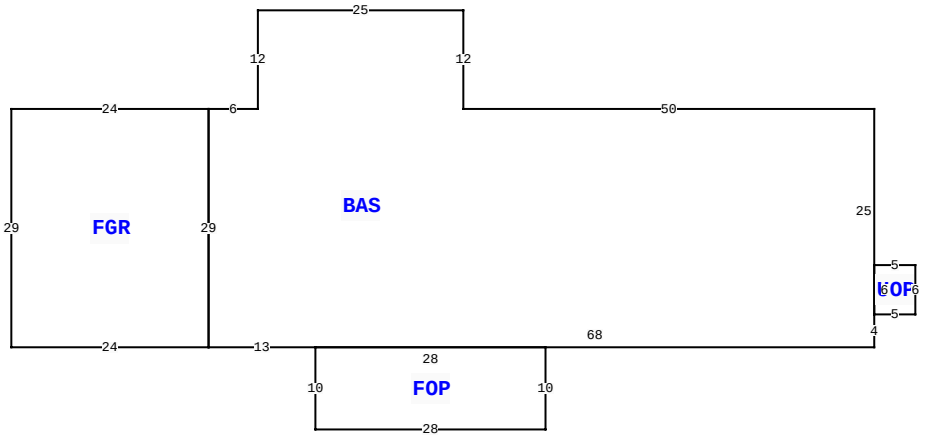
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,649 | 100 | | 2,649 | 212,339 |
| FGR | 696 | 55 | | 383 | 30,701 |
| FOP | 280 | 30 | | 84 | 6,733 |
| UOP | 30 | 20 | | 6 | 481 |
| TOTALS | 3,655 | | | 3,122 | 250,253 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,122 | 110.1050 | 123.32 | 385,005 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2649 HX Base Yr




101 SE PUEBLO WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 750 | |
| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 250,253 |
| TOTAL MARKET OB/XF VALUE | | 2,750 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 271,503 |
| SOH/AGL Deduction | | 124,914 |
| ASSESSED VALUE | | 146,589 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 95,867 |
| TOTAL JUST VALUE | | 271,503 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,503 |

SALE:2:1: $.55 STAMPS

BLDG:1:1: LARGER HOME THAN NEIGHBORHOOD STANDARD.

SALE:1:1: LOT 23 WOODHAVEN UNIT IV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0769/0505 | 12/28/1992 | WD | Q | I | | 77,000 |
| GRANTOR: DEVILL LONES | | | | | | |
| GRANTEE: FRANK COOK JR | | | | | | |
| 0699/0370 | 7/27/1989 | QC | U | I | | 0 |
| GRANTOR: OYLER | | | | | | |
| GRANTEE: LONES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 N12 W25 S12 W6 FGR= W24 S29 E24 N29$ S29 E13FOP= S10 E28 N10 W28$ E68 N4UOP= E5 N6 W5 S6$ N25 $.

## LAND DESCRIPTION

TOTAL OB/XF 2,750

| 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: 1.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS