LOT 25 WOODHAVEN S/D UNIT 4 & N
OF LOT 24 WOODHAVEN S/D UNIT 4.

GAUTIERI DANIEL P/GAUTIERI LESLIE B
120 SE PUEBLO WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-097

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

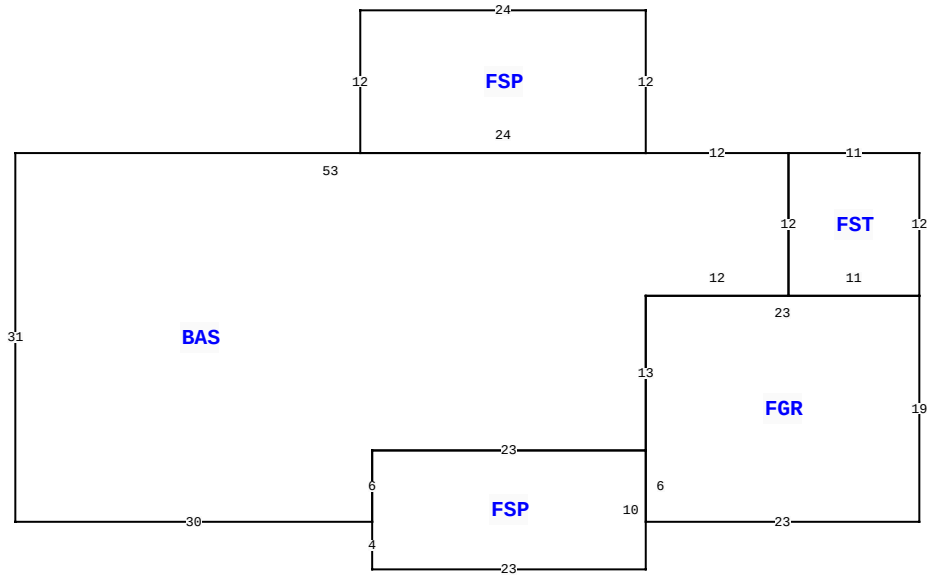
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	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	1,649	100		1,649	133,681
FGR	437	55		240	19,456
FSP	230	40		92	7,458
FSP	288	40		115	9,323
FST	132	55		73	5,918
TOTALS	2,736			2,169	175,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	111.3560	124.72	270,518	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1649 HX Base Yr 2016



120 SE PUEBLO 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		175,837
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		198,537
SOH/AGL Deduction		76,391
ASSESSED VALUE		122,146
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		66,424
TOTAL JUST VALUE		198,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/2379	9/28/2015	WD	Q	I	01	114,000
GRANTOR: DICK NAVE SANDERS & M						
GRANTEE: DANIEL P & LESLIE P						
1248/1058	1/07/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (BONNI						
GRANTEE: DICK NAVE SANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W24 S12 E24$ W53 S31 E30 FSP= S4 E23 N10 W23S6$ N6 E23 FGR= S6 E23N19 W23 S13$ N13 E12 FST= E11 N12 W11 S12$ N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
9	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 DF Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS