LOT 28 WOODHAVEN S/D UNIT 4.
484-271, 654-715, 840-1386, 860-

HAYNER BRENDON/BACCHUS ALICIA
198 SE PUEBLO WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

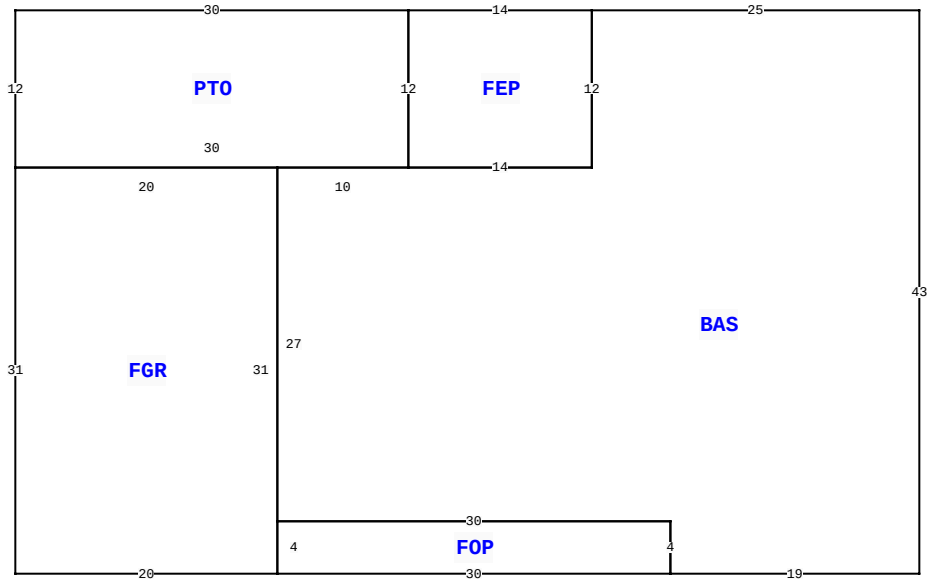
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,699	100		1,699	139,590
FEP	168	80		134	11,010
FGR	620	55		341	28,016
FOP	120	30		36	2,958
PTO	360	5		18	1,479
TOTALS	2,967			2,228	183,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	112.8600	126.40	281,619	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1699 HX Base Yr



198 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	183,052
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	201,602
SOH/AGL Deduction	0
ASSESSED VALUE	201,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,602
TOTAL JUST VALUE	201,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041846	Roof Replacement	12,060	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2692	4/29/2022	WD	Q	I	01	254,500
GRANTOR: HUDSON GEORGE H JR						
GRANTEE: HAYNER BRENDON						
1437/502	4/28/2021	LE	U	I	14	0
GRANTOR: HUDSON GEORGE H JR						
GRANTEE: HUDSON GEORGE H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= W14 S12 E14 N12$ S12 W14 PTO= N12 W30 S12 E30$ W10 FGR= W20 S31 E20N31$ S27 FOP= S4 E30 N4 W30$ E30 S4 E19 N43$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0		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 06/21/2021 BY JS Total Acres: 0.53 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/20/2025 BY SYS