

LOT 2 DEERWOOD FOREST UNIT 1.  
436-20, 948-649, 1028-391, 1036-

LANG PATRICIA H  
316 SE WOODHAVEN ST  
LAKE CITY, FL 32025

2026

09-4S-17-08302-002

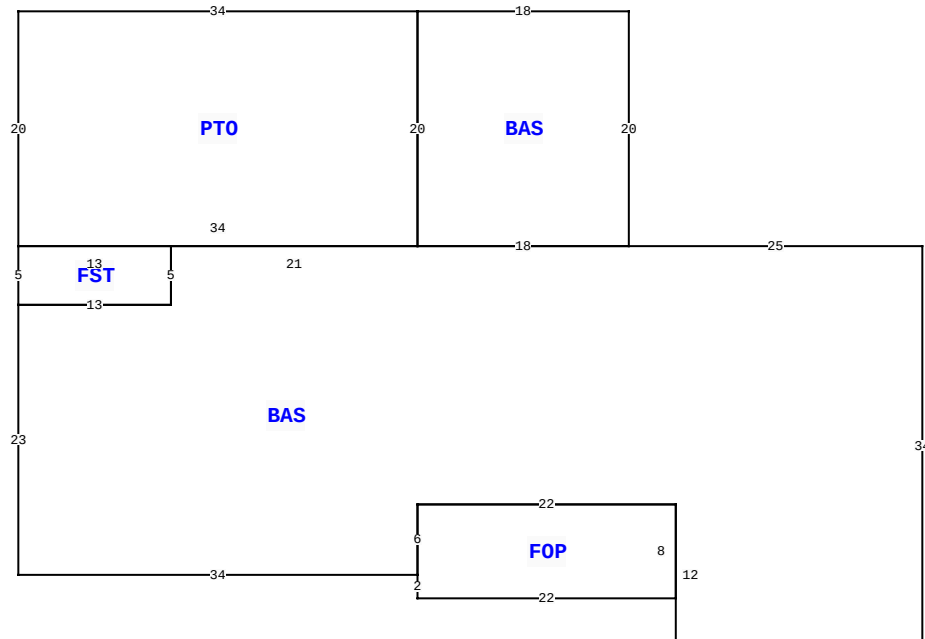
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| 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 | 9417.0800          | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 360              | 100         |      | 360          | 32,460               |
| BAS       | 2,085            | 100         |      | 2,085        | 187,998              |
| FOP       | 176              | 30          |      | 53           | 4,779                |
| FST       | 65               | 55          |      | 36           | 3,246                |
| PTO       | 680              | 5           |      | 34           | 3,066                |
| TOTALS    | 3,366            |             |      | 2,568        | 231,549              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       |       |
| 2              | 0060       | CARPORT F   | 0   | 0   | 20 | 44 | 880.00   | UT | 5.00     | 5.00           |       |
| 3              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           |       |
| 4              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           |       |
| 5              | 0060       | CARPORT F   | 0   | 0   | 28 | 60 | 1,480.00 | UT | 3.50     | 3.50           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |         |        |  |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                                                               | 01  | 2,568     | 115.0080    | 128.81         | 330,784        | 1979 | 1995 | 0    | 0    | 0 30.00 | 70.00  |  |
| 1 SINGLE FAM 0% - 2022 Heated Area: 2445 HX Base Yr                                |     |           |             |                |                |      |      |      |      |         |        |  |
|  |     |           |             |                |                |      |      |      |      |         |        |  |
| 316 SE WOODHAVEN ST, LAKE CITY                                                     |     |           |             |                |                |      |      |      |      |         |        |  |

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

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 231,549   |   |
| TOTAL MARKET OB/XF VALUE  |  | 12,680    |   |
| TOTAL LAND VALUE - MARKET |  | 18,500    |   |
| TOTAL MARKET VALUE        |  | 262,729   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 262,729   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 262,729   |   |
| TOTAL JUST VALUE          |  | 262,729   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 266,037   |   |

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

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1489/1716                    | 4/28/2023 | LE U      | I   | I   | 14     | 100        |
| GRANTOR: LANG PATRICIA H     |           |           |     |     |        |            |
| GRANTEE: LANG PATRICIA H (EN |           |           |     |     |        |            |
| 1447/1858                    | 9/17/2021 | WD Q      | I   | I   | 01     | 220,000    |
| GRANTOR: CASON TROY A        |           |           |     |     |        |            |
| GRANTEE: LANG PATRICIA H     |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W25 BAS= N20 W18 S20 E18\$ W18 PTO= N20 W34 S20 E34\$ W21 FST= W13 S5 E13 N5\$ S5 W13 S23 E34 FOP= S2 E22 N8W22 S6\$ N6 E22 S12 E21 N34\$. |  |  |  |  |  |  |  |  |  |  |  |