LOT 3 DEERWOOD FOREST UNIT 1.
464-661, 656-248, 819-2123, WD 1

HILLIARD KARI A
294 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

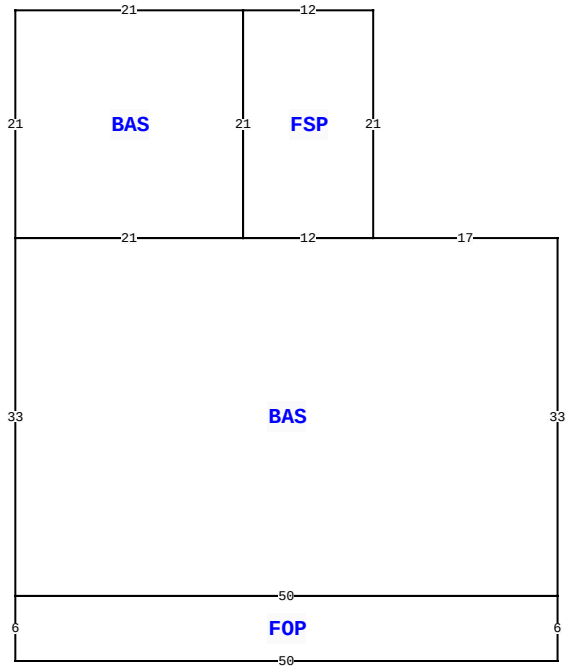
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	441	100		441	38,362
BAS	1,650	100		1,650	143,533
FOP	300	30		90	7,829
FSP	252	40		101	8,786
TOTALS	2,643			2,282	198,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	119.4930	133.83	305,400	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2091 HX Base Yr 2012



294 SE WOODHAVEN ST, 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		198,510
TOTAL MARKET OB/XF VALUE		5,150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,160
SOH/AGL Deduction		94,603
ASSESSED VALUE		127,557
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,835
TOTAL JUST VALUE		222,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,160

SALE:1:1: LOT 3 DEERWOOD FOREST UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050073	Roof Replacement	10,000	06/07/2024
39222	MAINT/ALTR	0	01/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/2632	10/26/2011	WD	Q	I	01	115,000
GRANTOR: THADDEUS & SHANNON CR						
GRANTEE: KARI A HILLIARD						
1155/1337	7/25/2008	WD	Q	I		140,000
GRANTOR: MITCHELL G & SHELLI J						
GRANTEE: THADDEUS & SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N21 W12 S21 E12$ W12 BAS= N21 W21 S21 E21$ W21 S33 FOP= S6 E50 N6 W50$ E50 N33$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,150

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/12/2024 BY JS Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS