

LOT 5 DEERWOOD FOREST UNIT 1.
462-388, LE 1511-1837, LE 1513-2

COBB WILLIAM LEE
254 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-005



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	9417.0800 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	127,244
FGR	588	55		323	26,414
FOP	184	30		55	4,498
PTO	352	5		18	1,472
TOTALS	2,680			1,952	159,628

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	112.3260	125.81	245,581	1981	1981	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1556 HX Base Yr												
254 SE WOODHAVEN ST, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTALS			1,752	100,920			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	17	18	
2	0190	FPLC PF	0	100	0	0	
3	0210	GARAGE U	0	100	0	0	
4	0120	CLFENCE 4	0	100	0	0	
5	0252	LEAN-TO W/	0	100	12	12	

LAND DESCRIPTION										TOTAL OB/XF							5,685		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			

COLUMBIA COUNTY PROPERTY													PAGE 1 of 1		2
VALUATION SUMMARY													STANDARD		
VALUATION BY													Tax Group: 2		
BUILDING MARKET VALUE													Tax Dist:		
TOTAL MARKET OB/XF VALUE													159,628		
TOTAL LAND VALUE - MARKET													5,685		
TOTAL MARKET VALUE													183,813		
SOH/AGL Deduction													70,751		
ASSESSED VALUE													113,062		
TOTAL EXEMPTION VALUE													50,722		
BASE TAXABLE VALUE													62,340		
TOTAL JUST VALUE													183,813		
NCON VALUE													0		
INCOME VALUE															
PREVIOUS YEAR MKT VALUE													183,813		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1513/2667	5/06/2024	LE	U	I	14	100			
GRANTOR: COBB WILLIAM LEE (ENH									
GRANTEE: COBB THOMAS L (RMDR									
1511/1837	4/02/2024	LE	U	I	14	100			
GRANTOR: COBB WILLIAM LEE (ENH									
GRANTEE: COBB THOMAS L (RMDR									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W10 PTO= N16 W22 S16 E22\$ W46 S34 E21 N4 FOP= E23N8 W23 S8\$ N8 E23 S6 E12 FGR= S3 E21 N28 W21 S25\$ N28\$.												