LOT 6 DEERWOOD FOREST UNIT 1.
464-563, 597-705, 639-44, 730-10

WALKER CHARLYNE L
234 SE WOODHAVEN ST
LAKE CITY, FL 32025-3961

2026

09-4S-17-08302-006

BUILDING CHARACTERISTICS

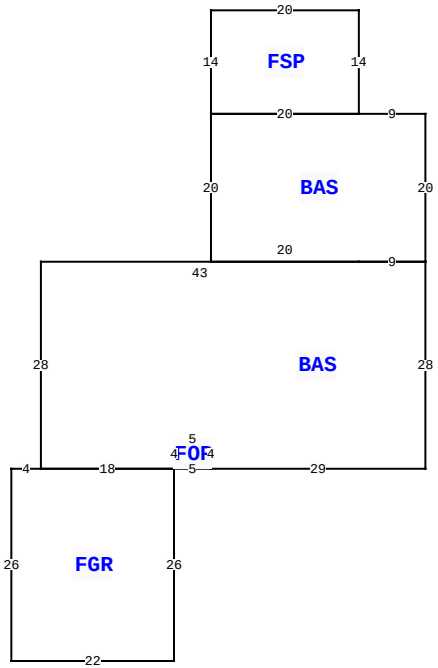
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	580	100		580	45,492
BAS	1,436	100		1,436	112,633
FGR	572	55		315	24,707
FOP	20	30		6	470
FSP	280	40		112	8,784
TOTALS	2,888			2,449	192,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,449	103.7520	116.20	284,574	1980	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2015 Heated Area: 2016 HX Base Yr 2015



234 SE WOODHAVEN ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,087
TOTAL MARKET OB/XF VALUE		4,474
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		215,061
SOH/AGL Deduction		76,735
ASSESSED VALUE		138,326
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		82,604
TOTAL JUST VALUE		215,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,619

SALE:2:1: LOT 6, DEERWOOD FOREST UNIT 1

SALE:1:1: LOT 6, DEERWOOD FOREST UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31507	ADDN SFR	298	10/09/2013
27655	MAINT/ALTR	30	02/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/2151	11/12/2019	LE	U	I	14	100
GRANTOR: CHARLYNE L WALKER (EN						
GRANTEE: CHARLES WALKER (RMD						
1167/2300	2/20/2009	WD	Q	I	01	141,500
GRANTOR: MAX SEMLER						
GRANTEE: TIMOTHY & CHARLYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 BAS= E9 N20 W9 FSP= N14 W20 S14 E20$ W20 S20 E20$ W43 S28 FGR= W4 S26 E22 N26 W18$ E18 FOP= E5 N4 W5 S4$ N4 E5 S4 E29 N28$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	2,474.00	UT	1.00	1.00	100	2004	2004	3	100	2,474	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,474

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 04/11/2017 BY BC Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS