LOT 10 DEERWOOD FOREST UNIT 1.
394-293, LE 1541-423,

SAUNDERS CHARLES M/SAUNDERS BARBARA A
130 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

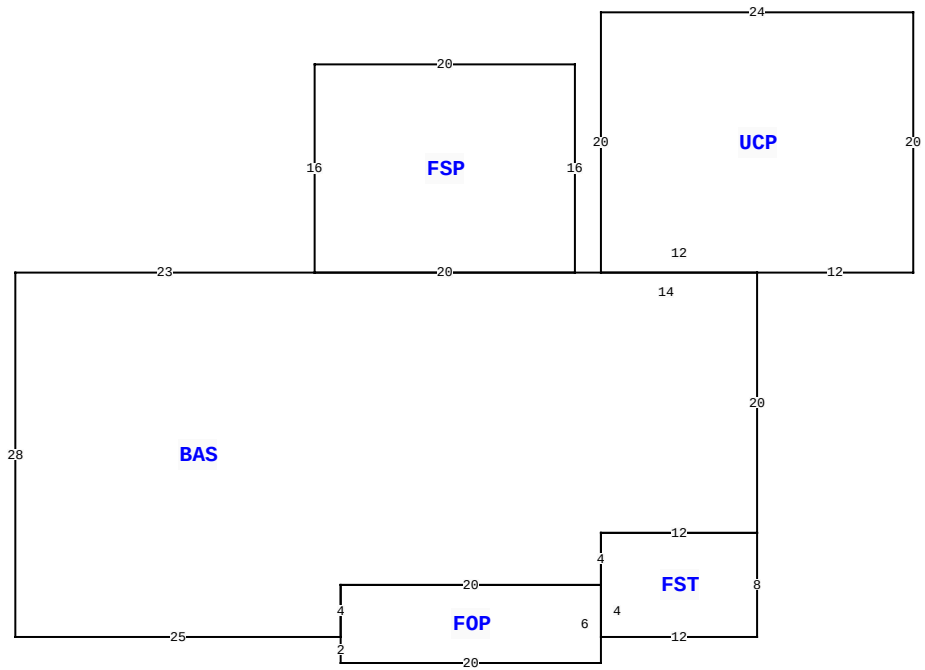
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,420	100		1,420	108,194
FOP	120	30		36	2,743
FSP	320	40		128	9,753
FST	96	55		53	4,038
UCP	480	20		96	7,314
TOTALS	2,436			1,733	132,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	104.6640	117.22	203,142	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1420 HX Base Yr



130 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		132,042
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,862
SOH/AGL Deduction		65,945
ASSESSED VALUE		85,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,195
TOTAL JUST VALUE		151,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/423	5/07/2025	LE	U	I	14	100

GRANTOR: SAUNDERS CHARLES M

GRANTEE: SAUNDERS CHARLES M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S28 E25 FOP= S2 E20N6 W20 S4$ N4 E20 FST= S4 E12N8 W12 S4$ N4 E12 N20 UCP= E12 N20 W24 S20 E12$ W14 FSP= N16 W20 S16 E20$ W20$.

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	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	820	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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		A-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: 0.72 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS