LOT 1 BLK A WOODCREST S/D.
890-528, DC 1083-1715, PB 1095-1

MERFELD KEITH M/HUNTER BARBARA A
119 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

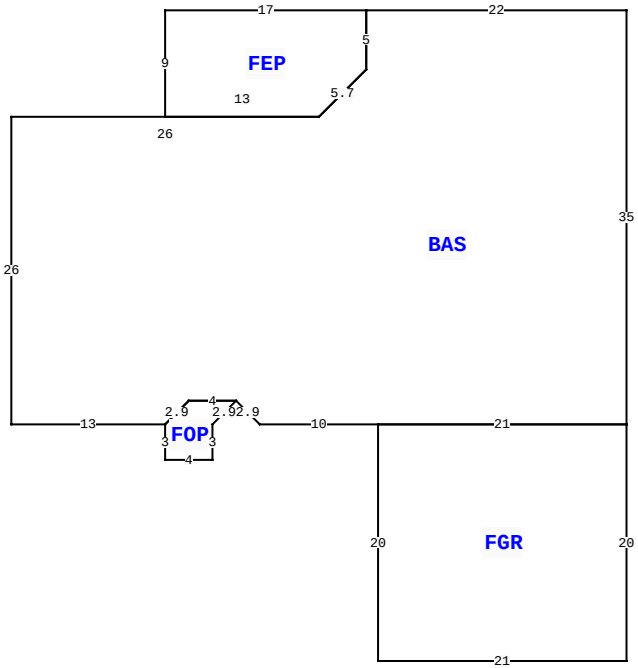
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	137,463
FEP	145	80		116	10,314
FGR	420	55		231	20,539
FOP	20	30		6	533
TOTALS	2,131			1,899	168,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	117.1760	131.24	249,225	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2015 Heated Area: 1546 HX Base Yr 2015



119 SW WOODCREST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,850
TOTAL MARKET OB/XF VALUE		6,492
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,342
SOH/AGL Deduction		75,441
ASSESSED VALUE		134,901
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		34,179
TOTAL JUST VALUE		210,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32209	MAINT/ALTR	40	07/18/2014
9705	SFR	270	05/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0342	1/13/2012	WD	Q	I	01	130,000
GRANTOR: LOIS S TYRE						
GRANTEE: KEITH M MERFELD & B						
0890/0528	10/19/1999	WD	Q	I		102,000
GRANTOR: P GIEBEIG						
GRANTEE: JAMES H TYRE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FEP= W17 S9 E13 U4 R4 N5$ S5 L4 D4 W26 S26E13 FOP= S3 E4 N3 R2 U2 W4 D2 L2 $ R2 U2 E4 D2 R2 E10 FGR= S20 E21 N20 W21 $ E21 N35$.

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	2,008.00	UT	1.50	1.50	100	1995	1995	3	100	3,012	
2	0070	CARPORT UF	0	100	14	20	280.00	UT	1.50	1.50	100	2012	2012	3	100	420	
3	0296	SHED METAL	0	100	14	10	140.00	UT	9.00	9.00	100	2012	2012	3	100	1,260	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,492

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS