LOT 19 BLK A WOODCREST S/D.

835-2018, 934-451, WD 1058-1264,

MARSHE OLGA A
118 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-119

BUILDING CHARACTERISTICS

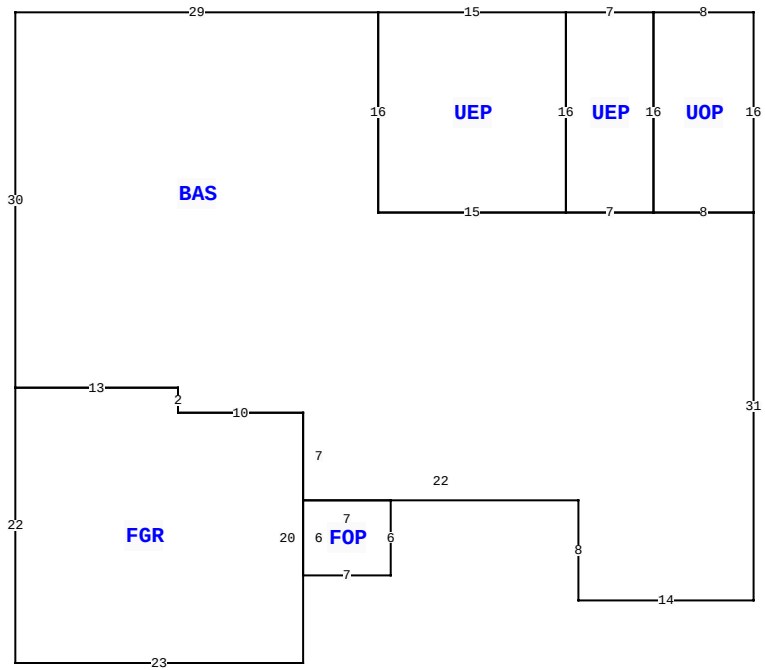
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,746	100		1,746	179,391
FGR	486	55		267	27,433
FOP	42	30		13	1,336
UEP	112	60		67	6,884
UEP	240	60		144	14,795
UOP	128	20		26	2,671
TOTALS	2,754			2,263	232,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	127.4130	142.70	322,930	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2018 Heated Area: 1746 HX Base Yr 2018



118 SW GUTHRIE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,510
TOTAL MARKET OB/XF VALUE		5,698
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		273,208
SOH/AGL Deduction		89,053
ASSESSED VALUE		184,155
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		128,433
TOTAL JUST VALUE		273,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12242	SFR	295	03/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1354	9/20/2017	WD	Q	I	01	177,000
GRANTOR: LINDA WALSER						
GRANTEE: FREDERIC B & OLGA A						
1079/0909	3/30/2006	WD	Q	I		194,500
GRANTOR: RUBY GIBBS						
GRANTEE: DANNY & LINDA WALSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S30 FGR= S22 E23 N20 W10 N2 W13$ E13 S2 E10 S7 FOP= S6 E7 N6 W7$ E22 S8 E14 N31 UOP= N16 W8 S16 E8$ W8 UEP= N16 W7 S16 E7$ W7 UEP= N16 W15 S16 E15$W15 N16$.

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	932.00	UT	1.50	1.50	100	1997	1997	3	100	1,398	
2	0169	FENCE/WOOD	0	100	45	8	360.00	UT	7.50	7.50	100	1997	1997	3	100	2,700	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,698

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