LOT 20 BLK A WOODCREST S/D.

849-2118, WD 999-358, WD 1331-65

PAN XIU YING
138 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-120

BUILDING CHARACTERISTICS

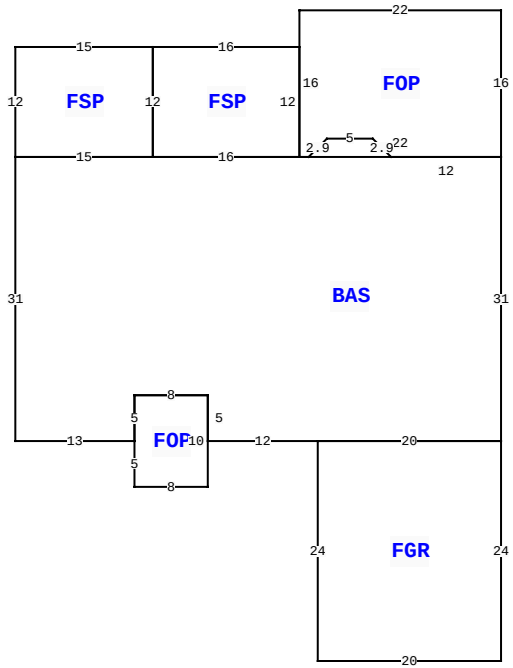
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	1,617	100		1,617	162,689
FGR	480	55		264	26,561
FOP	80	30		24	2,415
FOP	352	30		106	10,665
FSP	180	40		72	7,244
FSP	192	40		77	7,747
TOTALS	2,901			2,160	217,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	125.9874	141.11	304,798	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 2022 Heated Area: 1617 HX Base Yr 2022



138 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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		217,321
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,191
SOH/AGL Deduction		26,486
ASSESSED VALUE		229,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,983
TOTAL JUST VALUE		256,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12645	SFR	260	06/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0584	6/26/2020	WD	Q	I	01	205,000
GRANTOR: SAGE SAMBORN						
GRANTEE: XIU YING PAN						
1331/0656	2/16/2017	WD	Q	I	01	160,000
GRANTOR: ROBERT D & MICHELLE M						
GRANTEE: SAGE SAMBORN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N16 W22 S16 E22$ BAS= W12 U2 L2 W5 L2 D2 W1 FSP= N12 W16 S12 E16$ W16 FSP= N12 W15 S12 E15$ W15 S31 E13 FOP= S5 E8 N10 W8 S5$N5 E8 S5 E12 FGR= S24 E20 N24W20$ E20 N31$.

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	1,231.00	UT	1.50	1.50	100	1997	1997	3	100	1,847	
2	0040	BARN,POLE	0	100	13	13	169.00	UT	2.50	2.50	100	1997	1997	3	100	423	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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