LOT 24 BLK A WOODCREST S/D.
886-857, WD 1009-831, WD 1242-26

DITTER KRISTI L/DITTER WILLIAM R JR
226 SW GUTHRIE TER
LAKE CITY, FL 32024

2025

11-4S-16-02905-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

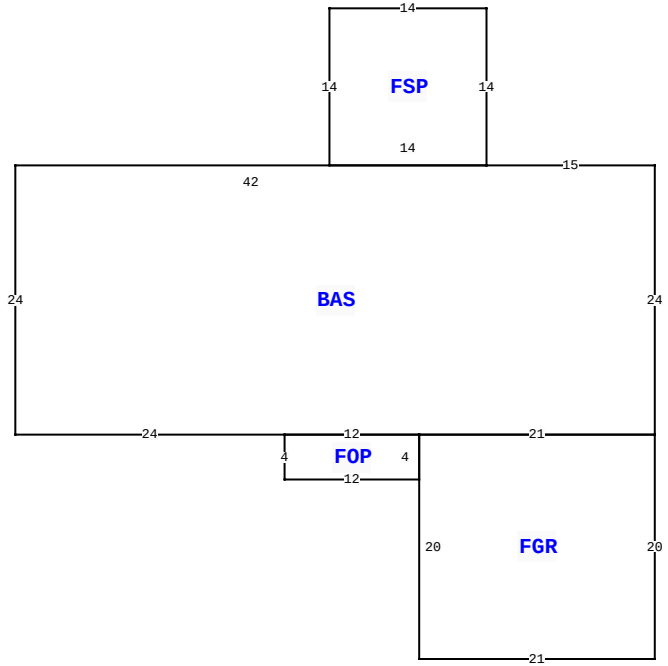
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	151,109
FGR	420	55		231	25,517
FOP	48	30		14	1,547
FSP	196	40		78	8,616
TOTALS	2,032			1,691	186,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	131.4968	147.28	249,050	1999	1999	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1368 HX Base Yr 2023



226 SW GUTHRIE TER, 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		186,788
TOTAL MARKET OB/XF VALUE		9,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		230,872
SOH/AGL Deduction		17,523
ASSESSED VALUE		213,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,627
TOTAL JUST VALUE		230,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15828	SFR	235	07/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/1307	10/31/2022	WD	Q	I	01	275,000
GRANTOR: WHIDDEN DAVID K						
GRANTEE: DITTER KRISTI L						
1476/370	9/22/2022	QC	U	I	11	100
GRANTOR: WHIDDEN SANDRA W						
GRANTEE: WHIDDEN DAVID K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W14 S14 E14$ W42 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

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	842.00	UT	2.00	2.00	100	1999	1999	3	100	1,684	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
4	0030	BARN,MT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,084

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 06/06/2025 BY SYS