LOT 43 BLK A WOODCREST S/D.

WD 1035-1811, WD 1072-174, CT 11

JULIAO RAFAEL H III
295 NW COMMONS LOOP, STE 115
LAKE CITY, FL 32055-7709

2026

11-4S-16-02905-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

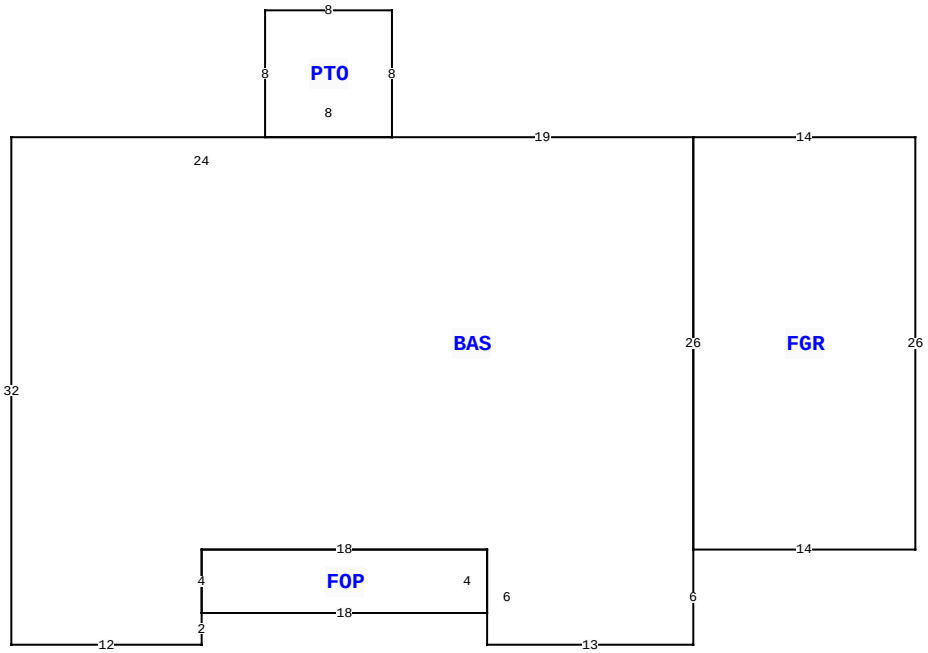
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,268	100		1,268	131,137
FGR	364	55		200	20,684
FOP	72	30		22	2,275
PTO	64	5		3	310
TOTALS	1,768			1,493	154,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	114.0000	127.68	190,626	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1268 HX Base Yr



267 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	154,407
TOTAL MARKET OB/XF VALUE	2,193
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	191,600
SOH/AGL Deduction	0
ASSESSED VALUE	191,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,600
TOTAL JUST VALUE	191,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23030	SFR	411	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/0380	1/12/2017	WD	Q	I	01	115,000
GRANTOR: BRIAN K KOSKO						
GRANTEE: RAFAEL H JULIAO III						
1165/1884	1/16/2009	WD	Q	I	01	127,000
GRANTOR: BS PERRY INC						
GRANTEE: BRIAN K KOSKO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N8 W8 S8 E8$ W24 S32 E12 N2 FOP= E18 N4 W18 S4$ N4 E18 S6 E13 N6 FGR= E14 N26 W14 S26$ N26$.

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	0	0	0	797.00	UT	2.50	2.50	100	2006	2006	3	100	1,993	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,193

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	0		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: 0.63 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS