LOT 46 BLK A WOODCREST S/D.

816-162

STUBBS LARRY/STUBBS TERESA
181 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-146

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

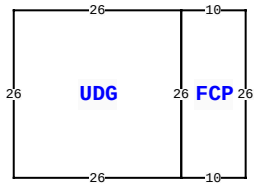
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/

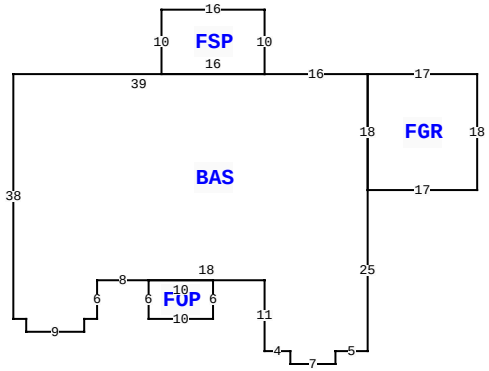
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	175,416
FCP	260	25		65	5,573
FGR	306	55		168	14,403
FOP	60	30		18	1,543
FSP	160	40		64	5,487
UDG	676	55		372	31,894
TOTALS	3,508			2,733	234,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	111.2300	124.58	340,477	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 2046 HX Base Yr 1997





181 SW GUTHRIE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,316
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,666
SOH/AGL Deduction		109,324
ASSESSED VALUE		162,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,620
TOTAL JUST VALUE		271,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043979	Roof Replacement	5,000	03/22/2022
14097	STORAGE	70	06/05/1998
10781	SFR	305	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0816/0162	1/09/1996	WD	Q	V		12,900

GRANTOR: PETER W GIEBEIG

GRANTEE: LARRY & TERESA STUB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W16 S10 E16$ W39 S38 E2 S2 E9 N2 E2 N6E8 FOP= S6 E10 N6 W10$ E18 S11 E4 S2 E7 N2 E5 N25 FGR= E17 N18 W17 S18$ N18$ PTR= N30 FCP= N26 W10 UDG= W26 S26 E26 N26$ S26 E10$ S30$.

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	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0166	CONC,PAVMT	0	100	25	36	900.00	UT	1.50	1.50	100	1998	1998	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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 JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS