LOT 48 BLK A WOODCREST S/D.

910-539, WD 1034-80, WD 1060-253

LEDO MANUEL/LEDO ADRIANA
139 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

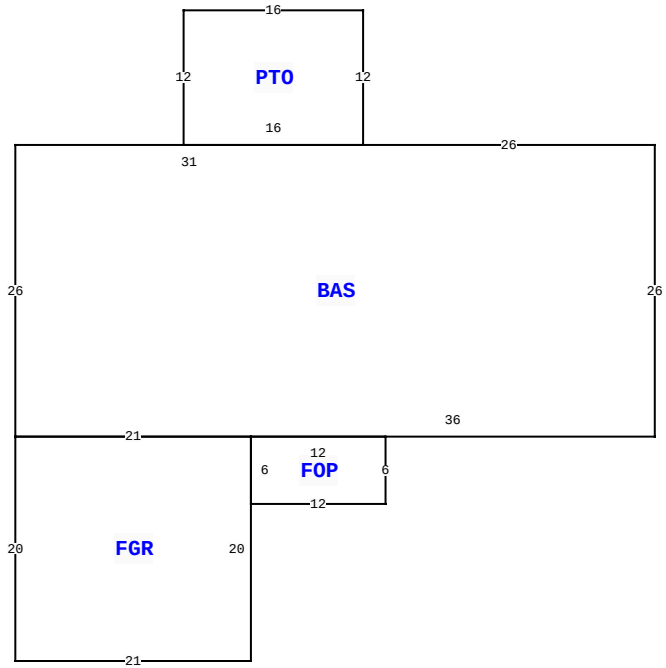
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,482	100		1,482	161,638
FGR	420	55		231	25,195
FOP	72	30		22	2,399
PTO	192	5		10	1,091
TOTALS	2,166			1,745	190,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	123.2700	138.06	240,915	2000	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2025 Heated Area: 1482 HX Base Yr



139 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	190,323
TOTAL MARKET OB/XF VALUE	2,091
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	227,414
SOH/AGL Deduction	0
ASSESSED VALUE	227,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,414
TOTAL JUST VALUE	227,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045921	Roof Replacement	11,070	11/15/2022
16428	SFR	235	12/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1752	5/08/2024	WD	Q	I	01	284,000
GRANTOR: TRYON JAN						
GRANTEE: LEDO MANUEL						
1436/239	4/12/2021	QC	U	I	11	48,300
GRANTOR: TRYON JAN						
GRANTEE: TRYON JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N12 W16 S12 E16$ W31 S26 FGR= S20 E21 N20 W21$ E21 FOP= S6 E12 N6 W12$ E36 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	843.00	UT	2.00	2.00	100	2000	2000	3	100	1,686	
2	0169	FENCE/WOOD	0	0	0	0	30.00	UT	13.50	13.50	100	2009	2009	3	100	405	

LAND DESCRIPTION

TOTAL OB/XF 2,091

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 06/11/2024 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS