

LOTS 51 & 52 BLK A WOODCREST S/D
884-2176, 885-1619, DC 1213-1536

HUTCHINSON DAVID
104 SW TRUFFLES GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-151

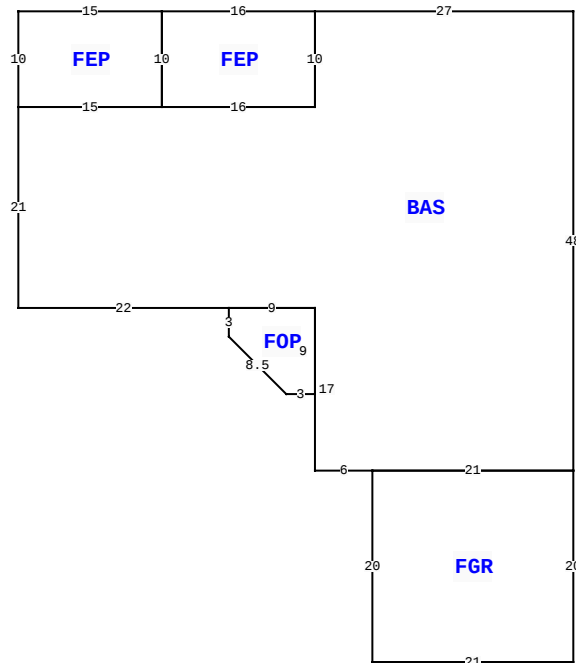
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,947	100		1,947	134,320
FEP	150	80		120	8,279
FEP	160	80		128	8,830
FGR	420	55		231	15,936
FOP	63	30		19	1,311
TOTALS	2,740			2,445	168,676

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,202.00	UT	1.50
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50
3	0296	SHED METAL	0	0	10	12	120.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,445	102.6648	114.98	281,126	1995	1995	0	0	10	30.00	60.00
1 SINGLE FAM 0% - 2025 Heated Area: 1947 HX Base Yr												
												
104 SW TRUFFLES GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,676	
TOTAL MARKET OB/XF VALUE		3,327	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		242,003	
SOH/AGL Deduction		0	
ASSESSED VALUE		242,003	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		242,003	
TOTAL JUST VALUE		242,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,814	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1516	10/31/2024	WD	Q	I	01	262,000
GRANTOR: CARTER WILLIAM WORTH						
GRANTEE: HUTCHINSON DAVID						
1500/787	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARTE						
GRANTEE: CARTER WILLIAM WORT						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 FEP= W16 S10 E16 N10\$ S10 W16 FEP= N10 W15 S10 E15\$ W15 S21 E22 FOP= S3 D6 R6 E3 N9 W9\$ E9 S17 E6 FGR= S20 E21 N20 W21\$ E21 N48\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.00