LOT 54 BLK A WOODCREST S/D.
852-126, WD 1010-1229, WD 1418-2

WATT FAMILY LIVING TRUST DATED AUGUST 19, 2016
129 SW TRUFFLES GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-154

BUILDING CHARACTERISTICS

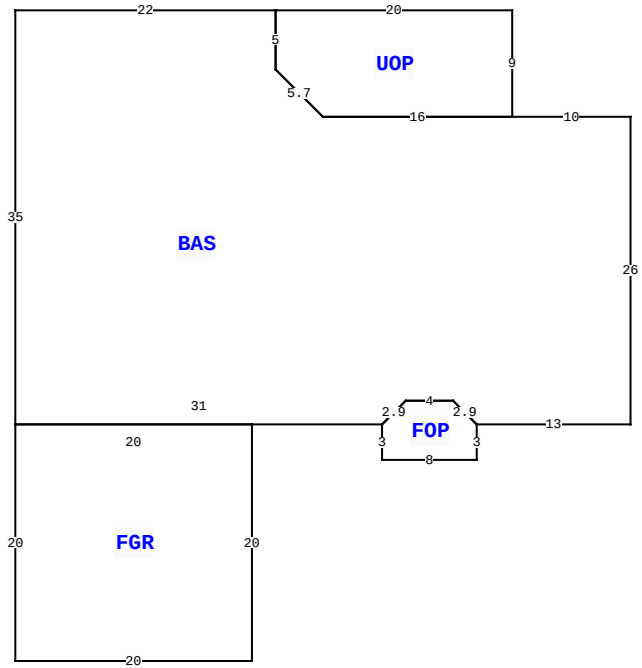
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,546	100		1,546	168,020
FGR	400	55		220	23,910
FOP	36	30		11	1,195
UOP	172	20		34	3,695
TOTALS	2,154			1,811	196,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	138.8200	155.48	281,574	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2021 Heated Area: 1546 HX Base Yr 2021



129 SW TRUFFLES GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,820
TOTAL MARKET OB/XF VALUE		4,257
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		241,327
SOH/AGL Deduction		111,024
ASSESSED VALUE		130,303
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		29,581
TOTAL JUST VALUE		241,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12558	SFR	255	05/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2145	9/03/2020	WD	Q	I	01	210,000
GRANTOR: DALE & LISA MCCARTHY						
GRANTEE: JAMES L & KAREN S W						
1010/1229	3/19/2004	WD	Q	I		132,900
GRANTOR: LARRY ROSSIGNOL						
GRANTEE: DALE & LISA MCCARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S35 FGR= S20 E20 N20 W20$ E31 FOP= S3 E8 N3 L2 U2 W4 D2 L2 $ R2 U2 E4 D2 R2 E13 N26 W10 UOP= N9 W20 S5 D4 R4 E16$ W16 L4 U4 N5$.

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	518.00	UT	1.50	1.50	100	1997	1997	3	100	777	
2	0294	SHED WOOD/	0	100	10	14	140.00	UT	12.00	12.00	100	2009	2009	3	100	1,680	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 4,257

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	1.15	35,000.00	40,250.00	40,250							

REVIEW DATE 01/10/2024 BY KS Total Acres: 1.06 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 11/18/2025 BY SYS