

LOT 5 BLK B WOODCREST S/D.
859-570, WD 1101-2155, PB 1486-2

CULPEPPER DENISE/MCDONALD AMY
224 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-175



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
Architectural	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	1,539	100		1,539	162,372
FEP	168	80		134	14,138
FGR	420	55		231	24,372
FOP	70	30		21	2,216
UOP	168	20		34	3,587
TOTALS	2,365			1,959	206,684

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	1,476.00	UT	1.50	1.50
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2025

Heated Area: 1539

HX Base Yr 2025

224 SW WOODCREST DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		206,684	
TOTAL MARKET OB/XF VALUE		2,264	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		243,948	
SOH/AGL Deduction		72,883	
ASSESSED VALUE		171,065	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		115,343	
TOTAL JUST VALUE		243,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13937	SFR	260	04/27/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1549/1788	9/12/2025	LE	U	I	14
GRANTOR: CULPEPPER DENISE (ENH)					SALE PRICE
GRANTEE: CULPEPPER DWAYNE (R)					100
1524/789	9/24/2024	WD	Q	I	01
GRANTOR: MCCRAY CRYSTAL					285,000
GRANTEE: CULPEPPER DENISE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 S30 FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 N30 UOP= N12 W14 S12 E14\$ W14 FEP= N12W14 S12 E14\$ W14 W2 U2 L2 W5 L2 D2 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
TOTAL OB/XF 2,264									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		