LOT 6 BLK B WOODCREST S/D.

832-1266, DC 1482-1905

VERBANAS ROBERT J
250 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-176

BUILDING CHARACTERISTICS

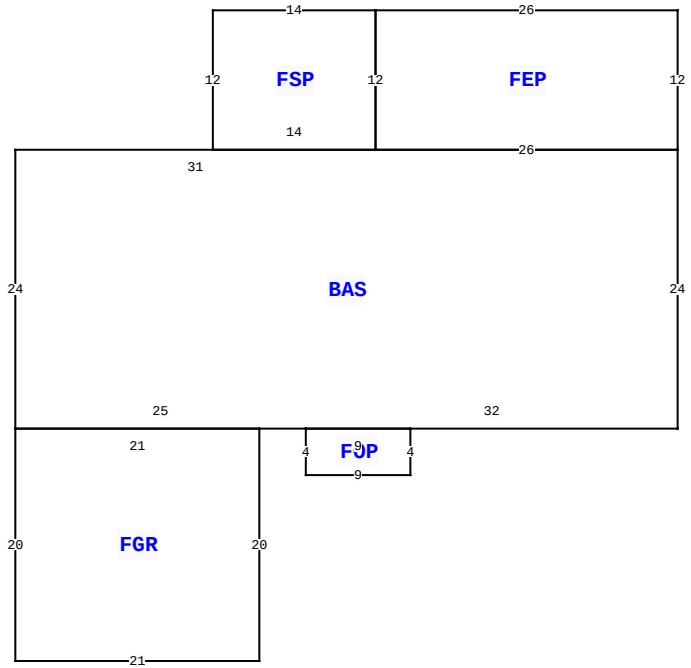
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,368	100		1,368	121,203
FEP	312	80		250	22,150
FGR	420	55		231	20,466
FOP	36	30		11	974
FSP	168	40		67	5,936
TOTALS	2,304			1,927	170,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	114.9450	128.74	248,082	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 1368 HX Base Yr 1997



250 SW WOODCREST DR, 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		170,730
TOTAL MARKET OB/XF VALUE		1,915
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		207,645
SOH/AGL Deduction		76,077
ASSESSED VALUE		131,568
TOTAL EXEMPTION VALUE	HX HB WR VP VX	96,145
BASE TAXABLE VALUE		35,423
TOTAL JUST VALUE		207,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11417	SFR	235	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0832/1266	12/18/1996	WD	Q	I		76,900

GRANTOR: PETE GIEBEIG

GRANTEE: ROBERT J & BELINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W14 S12 E14$ W31 S24 FGR= S20 E21 N20W21$ E25 FOP= S4 E9 N4 W9$ E32 N24$ FEP= N12 W26 S12 E26$.

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	810.00	UT	1.50	1.50	100	1996	1996	3	100	1,215	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,915

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 01/10/2024 BY KS Total Acres: 0.62 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS