LOT 4 BLK C WOODCREST S/D.

853-1982, 893-2348, DC 1491-2761

CHRISTIE DEBORAH A
350 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-184

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

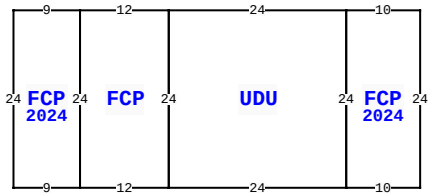
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/

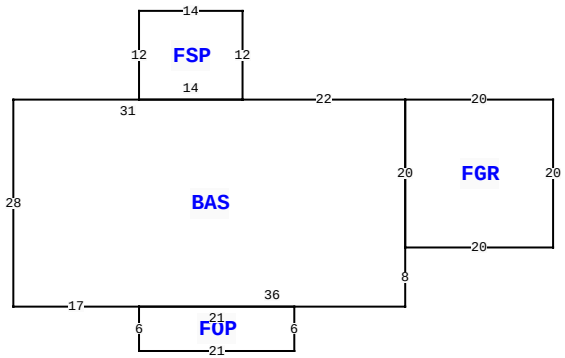
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	131,179
FCP	288	25		72	6,364
FCP	216	25	2024	54	4,773
FCP	240	25	2024	60	5,304
FGR	400	55		220	19,447
FOP	126	30		38	3,359
FSP	168	40		67	5,923
UDU	576	55		317	28,022
TOTALS	3,498			2,312	204,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	112.9080	126.46	292,376	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2000 Heated Area: 1484 HX Base Yr 2000





350 SW WOODCREST DR, 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		204,371
TOTAL MARKET OB/XF VALUE		2,823
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,194
SOH/AGL Deduction		101,752
ASSESSED VALUE		140,442
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,720
TOTAL JUST VALUE		242,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13013	SFR	255	09/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0893/2348	12/16/1999	WD	Q	I		80,000
GRANTOR: COLLINS						
GRANTEE: CHRISTIE'S						
0853/1982	2/18/1998	WD	Q	I		81,900
GRANTOR: GIEBEIG						
GRANTEE: COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W31 S28 E17 E36 N8 N20 $
UDU=[ORIG=0,-30] N24 W24 S24 E24 $
FGR=[ORIG=0,20] E20 N20 W20 S20 $
FCP=[ORIG=-24,-54] W12 S24 E12 N24 $
FSP=[ORIG=-22,0] N12 W14 S12 E14 $
FOP=[ORIG=-36,28] S6 E21 N6 W21 $
PTR=[ORIG=0,0] N30 S30 $
FCP=[YR=2024;ORIG=0,-54] E10 S24 W10 N24 $
FCP=[YR=2024;ORIG=-45,-54] E9 S24 W9 N24 $
.

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	1,082.00	UT	1.50	1.50	100	1997	1997	3	100	1,623	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,823

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS