LOT 5 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 835-1265,
854-662,

CHANCEY BENJAMIN L/CHANCEY CHAUNDRA
227 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

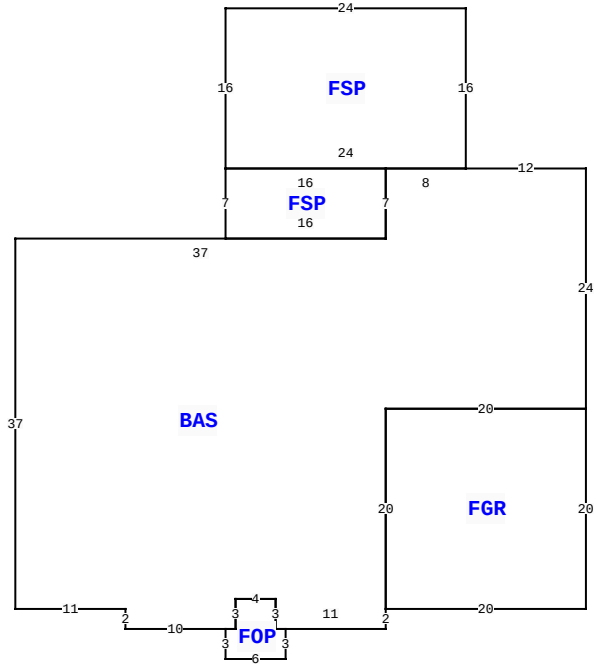
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100		1,889	165,464
FGR	400	55		220	19,270
FOP	30	30		9	789
FSP	112	40		45	3,942
FSP	384	40		154	13,490
TOTALS	2,815			2,317	202,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	110.7740	124.07	287,470	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 1999 Heated Area: 1889 HX Base Yr 1999



227 SW HUNTINGTON GLN, 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		202,954
TOTAL MARKET OB/XF VALUE		22,495
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		260,449
SOH/AGL Deduction		93,246
ASSESSED VALUE		167,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,481
TOTAL JUST VALUE		260,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054073	Roof Replacement	20,000	09/17/2025
000044994	Remodel	30,447	07/19/2022
15766	POOL	90	07/12/1999
11742	SFR	310	10/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/0662	2/27/1998	WD	Q	I		108,000
GRANTOR: KORB						
GRANTEE: CHANCEY						
0835/1265	2/28/1997	WD	Q	I		108,900
GRANTOR: PETER GIEBEIG						
GRANTEE: RUTH KORB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N16 W24 S16 E24$ W8 FSP= W16 S7 E16 N7$S7 W37 S37 E11 S2 E10 FOP= S3 E6 N3 W1 N3 W4 S3 W1$ E1 N3E4 S3 E11 N2 FGR= E20 N20 W20S20$ N20 E20 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	1,521.00	UT	1.50	1.50	100	1997	1997	3	100	2,282	
2	0169	FENCE/WOOD	0	100	0	0	330.00	UT	5.00	5.00	100	1997	1997	3	100	1,650	
3	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	1999	1999	3	40	14,280	
4	0166	CONC,PAVMT	0	100	28	44	722.00	UT	1.50	1.50	100	1999	1999	3	100	1,083	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 22,495

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS