LOT 7 HUNTINGTON AT WOODCREST S/
819-2235, 854-2730, 904-474, PRO

SANDERSON ALISON/SANDERSON DAVID
281 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

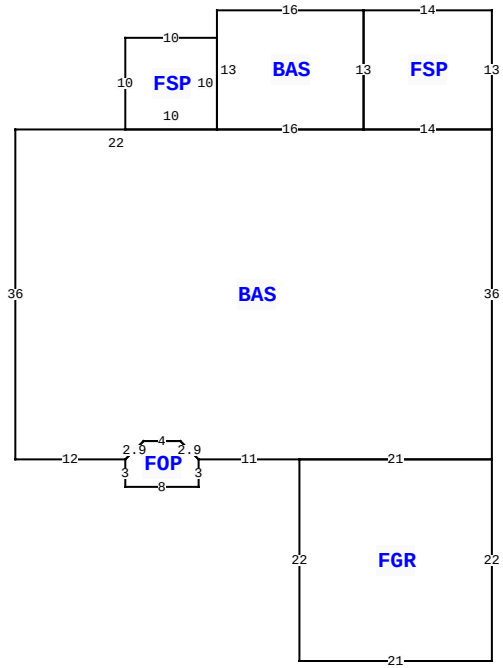
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	208	100		208	19,267
BAS	1,860	100		1,860	172,291
FGR	462	55		254	23,528
FOP	36	30		11	1,019
FSP	100	40		40	3,705
FSP	182	40		73	6,762
TOTALS	2,848			2,446	226,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,446	113.2960	126.89	310,373	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2021 Heated Area: 2068 HX Base Yr 2021



281 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		226,572
TOTAL MARKET OB/XF VALUE		62,981
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,553
SOH/AGL Deduction		71,872
ASSESSED VALUE		252,681
TOTAL EXEMPTION VALUE	HX HB VX VP	252,681
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31475	POOL ENCL	130	09/26/2013
29335	POOL	250	04/20/2011
13106	SFR	300	09/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1782	4/24/2025	LE	U	I	14	100
GRANTOR: BLAKE DOUGLAS JOHN						
GRANTEE: BLAKE DOUGLAS BLAKE						
1410/2381	4/29/2020	WD	Q	I	01	230,000
GRANTOR: CHARLES & ELIZABETH H						
GRANTEE: DOUGLAS BLAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N13 W16 S13 E16$ W16 FSP= N10 W10 S10 E10$ W22 S36 E12 FOP= S3 E8 N3 L2 U2 W4 D2 L2 $ R2 U2 E4 D2 R2 E11 FGR= S22 E21 N22 W21$ E21 N36$ FSP= N13 W14 S13 E14$.

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	2,082.00	UT	1.50	1.50	100	1998	1998	3	100	3,123	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	1998	1998	3	100	700	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1998	1998	3	100	1,440	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0280	POOL R/CON	0	100	0	0	620.00	UT	70.00	70.00	100	2011	2011	3	68	29,512	
7	0282	POOL ENCL	0	100	39	44	1,276.00	UT	15.00	15.00	100	2013	2013	3	40	7,656	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
10	0030	BARN,MT	0	100	20	50	1.00	UT	16,000.00	16,000.00	100	2024	2023		100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 62,981

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