LOT 9 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 838-1204,
918-2287, ORD AMEND DC 1131-

WU XUE FAN/WU CUI ZHEN
1588 W 7TH ST
BROOKLYN, NY 11204

2026

11-4S-16-02905-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

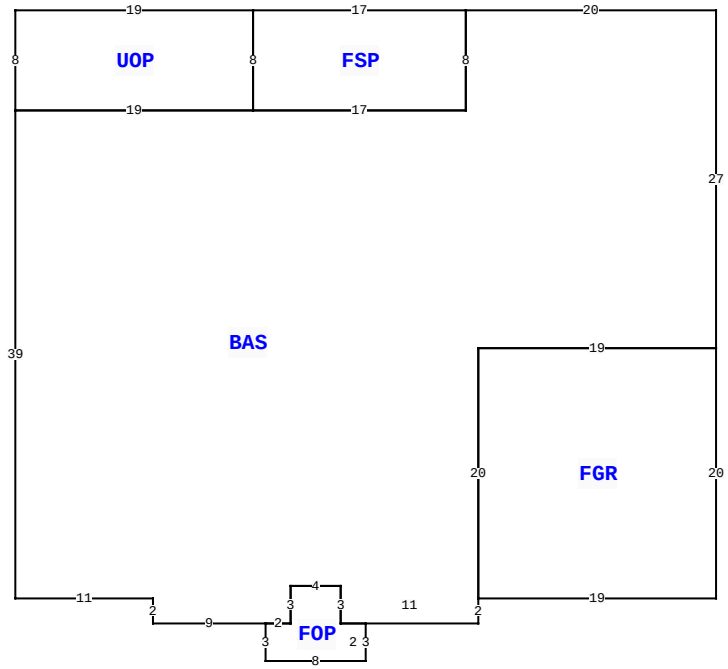
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,004	100		2,004	183,087
FGR	380	55		209	19,094
FOP	36	30		11	1,005
FSP	136	40		54	4,933
UOP	152	20		30	2,741
TOTALS	2,708			2,308	210,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	113.2960	126.89	292,862	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 2004 HX Base Yr



341 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	210,861
TOTAL MARKET OB/XF VALUE	5,252
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	251,113
SOH/AGL Deduction	0
ASSESSED VALUE	251,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,113
TOTAL JUST VALUE	251,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049095	Roof Replacement	15,390	01/26/2024
12453	SFR	330	04/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1396/0092	9/24/2019	QC	U	I	30	100
GRANTOR: CUI ZHEN WU						
GRANTEE: XUE FAN WU						
1396/0089	9/23/2019	WD	U	I	30	100
GRANTOR: CUI ZHEN & JIN XUAN W						
GRANTEE: CUI ZHEN WU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S39 E11 S2 E9 FOP= S3 E8 N3 W2 N3 W4 S3 W2$ E2 N3E4 S3 E11 N2 FGR= E19 N20 W19S20$ N20 E19 N27 W20 FSP= W17 UOP= W19 S8 E19 N8$ S8 E17 N8$ S8 W17$.

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	0	0	0	1,328.00	UT	1.50	1.50	100	1997	1997	3	100	1,992	
2	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100	1997	1997	3	100	480	
3	0169	FENCE/WOOD	0	0	0	0	240.00	UT	7.50	7.50	60	1997	1997	3	60	1,080	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,252

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/12/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS