

LOT 17 HUNTINGTON AT WOODCREST S
819-2235, 875-1, DC 1225-48, PB

GALL CHARITY BRIGGS
280 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-217



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,550	100	2023	1,550	216,023
FGR	420	55	2023	231	32,194
FOP	72	30	2023	22	3,066
FOP	168	30	2023	50	6,968
TOTALS	2,210			1,853	258,252

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,853 128.2820 143.68 266,239 2022 2022 0 0 0 3.00 97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1550 HX Base Yr 2023

Diagram showing property boundaries and areas labeled BAS 2023, FOP 2023, and FGR 2023 with dimensions.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

280 SW HUNTINGTON GLN, LAKE CITY

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	960.00	UT	3.00	3.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2023	2022		100	2,880	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.05	35,000.00	36,750.00	36,750		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,252	
TOTAL MARKET OB/XF VALUE		2,880	
TOTAL LAND VALUE - MARKET		36,750	
TOTAL MARKET VALUE		297,882	
SOH/AGL Deduction		13,529	
ASSESSED VALUE		284,353	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		233,631	
TOTAL JUST VALUE		297,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044018	New Residential C	180,000	03/28/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1460/1778	2/25/2022	WD	Q	V	01
GRANTOR: TRENT GIEBEIG CONSTRU					SALE PRICE
GRANTEE: GALL CHARITY BRIGGS					50,000
1326/0248	11/14/2016	WD	Q	V	01
GRANTOR: DENNIS W DANCE					46,500
GRANTEE: TRENT GIEBEIG CONST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=50,20] S30 E20 E12 N5 E8 S5 E13 N30 W14 W14 W25 \$									
FGR=[YR=2023;ORIG=50,50] S22 E10 N2 E10 N20 W20 \$									
FOP=[YR=2023;ORIG=75,8] S12 E14 N12 W14 \$									
FOP=[YR=2023;ORIG=82,45] S5 S4 E8 N4 N5 W8 \$									