LOT 18 HUNTINGTON AT WOODCREST
S/D.

ALFORD LEWIS A/ALFORD MELISSA L
240 SW HUNTINGTON GLN
LAKE CITY, FL 32024-1128

2025

11-4S-16-02905-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

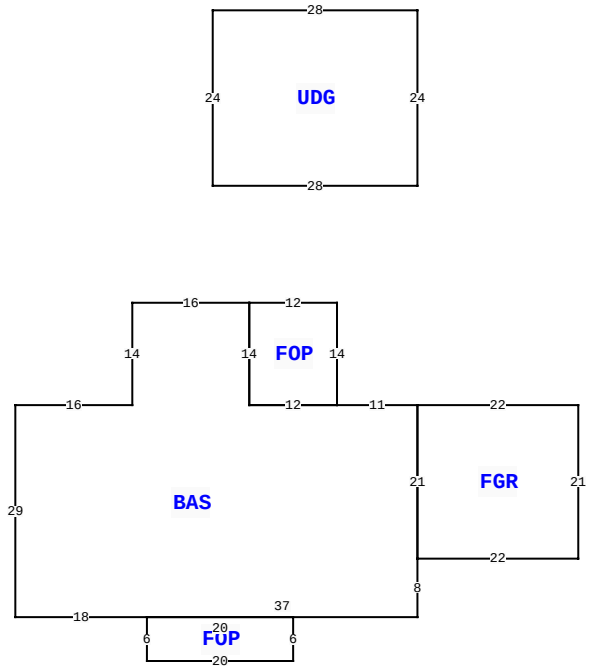
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,819	100		1,819	170,492
FGR	462	55		254	23,807
FOP	120	30		36	3,374
FOP	168	30		50	4,686
UDG	672	55		370	34,679
TOTALS	3,241			2,529	237,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	113.0880	126.66	320,323	1998	1998	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1819 HX Base Yr 2017



240 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		237,039
TOTAL MARKET OB/XF VALUE		2,331
TOTAL LAND VALUE - MARKET		36,750
TOTAL MARKET VALUE		276,120
SOH/AGL Deduction		109,516
ASSESSED VALUE		166,604
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,882
TOTAL JUST VALUE		276,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041565	Roof Replacement	12,370	03/22/2021
13397	SFR	255	12/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1134	9/16/2016	WD	Q	I	01	174,900
GRANTOR: DENNIS W DANCE						
GRANTEE: LEWIS A & MELISSA L						
1320/1375	8/12/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MERIL						
GRANTEE: DENNIS W DANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N14 W12 S14 E12$ W12 N14 W16 S14 W16 S29 E18 FOP= S6 E20 N6 W20$ E37 N8 FGR= E22 N21 W22 S21 $ N21$ PTR= N30 UDG= N24 W28 S24 E28$ S30$.

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	1,554.00	UT	1.50	1.50	100	1998	1998	3	100	2,331	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	1.05	35,000.00	36,750.00	36,750							

REVIEW DATE 01/08/2024 BY KS Total Acres: 1.61 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 06/24/2025 BY SYS