LOT 19 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 826-460,
950-2260, 964-2170, WD 1085-

ROSS KATALIN M
1044 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

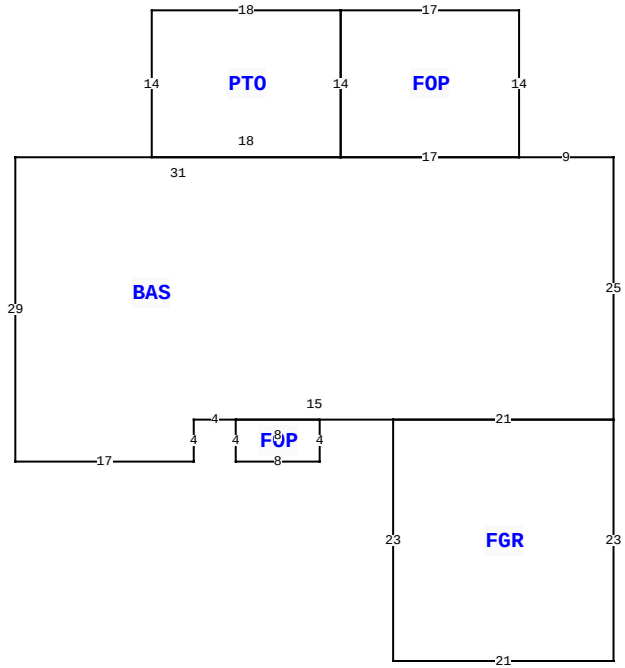
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,493	100		1,493	124,037
FGR	483	55		266	22,099
FOP	32	30		10	831
FOP	238	30		71	5,899
PTO	252	5		13	1,080
TOTALS	2,498			1,853	153,945

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	101.4426	113.62	210,538	1996	2000	0	0	0	26.88	73.12

1 SINGLE FAM 0% - 0 Heated Area: 1493 HX Base Yr



190 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	153,945
TOTAL MARKET OB/XF VALUE	3,646
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	194,341
SOH/AGL Deduction	0
ASSESSED VALUE	194,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,341
TOTAL JUST VALUE	194,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11490	SFR	230	08/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/1674	9/07/2012	WD	Q	I	01	123,000
GRANTOR: RANDALL & JODI L MCRA						
GRANTEE: KATALIN M ROSS						
1234/2089	5/14/2012	QC	U	I	11	100
GRANTOR: RANDALL & JODI L MCRA						
GRANTEE: RANDALL MCRAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N14 W17 S14 E17$ W17 PTO= N14 W18 S14 E18$ W31 S29 E17 N4 E4 FOP= S4 E8N4 W8$ E15 FGR= S23 E21 N23 W21$ E21 N25$.

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	1,928.00	UT	0.75	0.75	100	1996	1996	3	100	1,446	
2	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	1996	1996	3	100	600	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,646

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	1.05	35,000.00	36,750.00	36,750							

REVIEW DATE 01/08/2024 BY JS Total Acres: 1.81 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 11/18/2025 BY SYS