

LOT 4 WOODCREST S/D UNIT 2.
803-1853, 922-305, WD 1013-875,

PARKER ANDREA NOELLE
339 SW KIRBY AVE
LAKE CITY, FL 32024

2026

11-4S-16-02905-304

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
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
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	1,569	100		1,569	194,545
FGR	420	55		231	28,643
FOP	70	30		21	2,604
FSP	168	40		67	8,307
TOTALS	2,227			1,888	234,100

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1,585.00	UT	1.50	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	12,000.00	

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2023 Heated Area: 1569 HX Base Yr 2023

Floor plan diagram showing areas BAS, FGR, FOP, and FSP with dimensions. BAS is the main living area, FGR is the front garden, FOP is the front porch, and FSP is the front screen porch.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,100	
TOTAL MARKET OB/XF VALUE		16,778	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		285,878	
SOH/AGL Deduction		202,966	
ASSESSED VALUE		82,912	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		32,190	
TOTAL JUST VALUE		285,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050370	Roof Replacement	13,020	07/17/2024
17516	SFR	2	10/10/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1472/1792	8/01/2022	WD	Q	I	01
GRANTOR: LINDA HAZEN REVOCABLE					285,000
GRANTEE: PARKER ANDREA NOELL					
1409/0014	2/18/2020	WD	U	I	11
GRANTOR: LINDA F HAZEN					
GRANTEE: LINDA F HAZEN TRUST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 FSP= N12 W14 S12 E14\$ W14 U2 L2 W5 L2 D2 W13 S30 FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 N30\$.									

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		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
16,778									

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							