LOT 9 WOODCREST S/D UNIT 2.
803-1853, 900-497, WD 1016-2198,

HUGHES P D JR/HUGHES MARTHA E
172 SW WOODVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-309

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

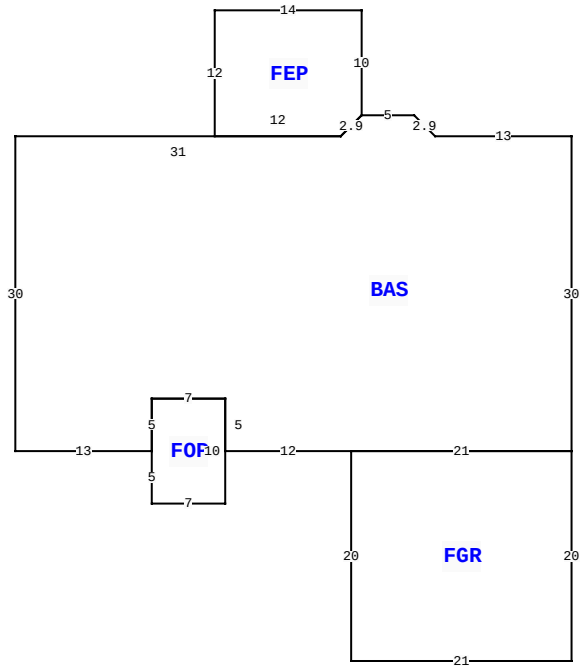
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,569	100		1,569	192,224
FEP	166	80		133	16,294
FGR	420	55		231	28,300
FOP	70	30		21	2,573
TOTALS	2,225			1,954	239,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	122.5620	137.27	268,226	2000	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2020 Heated Area: 1569 HX Base Yr 2020



172 SW WOODVIEW WAY, 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		239,392
TOTAL MARKET OB/XF VALUE		8,401
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		282,793
SOH/AGL Deduction		81,542
ASSESSED VALUE		201,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,529
TOTAL JUST VALUE		282,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16788	SFR	265	03/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2290	12/18/2024	LE	U	I	14	100
GRANTOR: HUGHES P D JR						
GRANTEE: HUGHES P D JR (ENH						
1392/0050	8/23/2019	WD	Q	I	01	195,500
GRANTOR: DOROTHY L HINGSON						
GRANTEE: P D JR & MARTHA E H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 FEP= U2 R2 N10 W14 S12 E12$ W31 S30 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	854.00	UT	1.50	1.50	100	2000	2000	3	100	1,281	
2	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	100	2000	2000	3	100	720	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 8,401

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS