

LOT 13 WOODCREST S/D UNIT 2.
ORB 803-1853, 874-491, CS# 00-10

PASSNO BETHANY D
244 SW WOODVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-313



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural	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

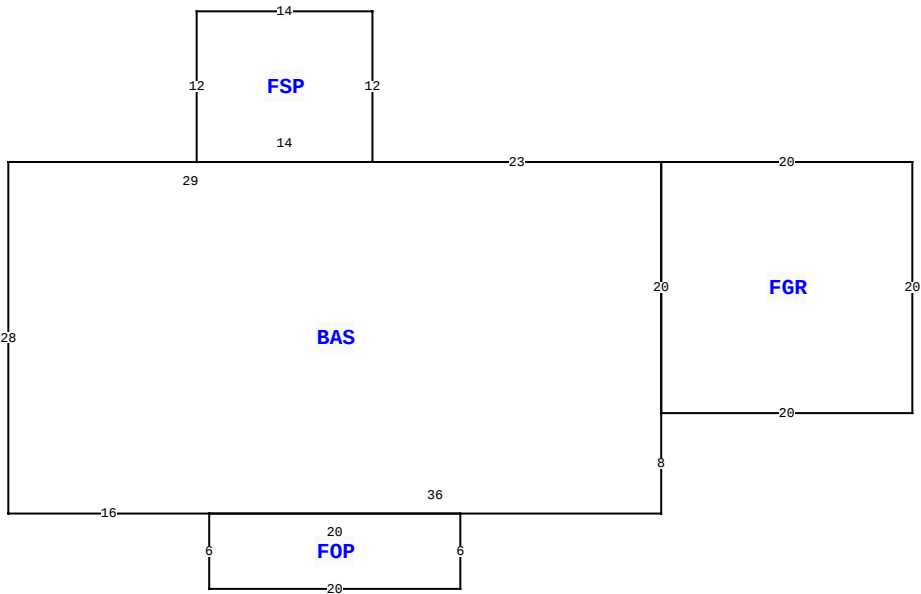
NEIGHBORHOOD/LOC	11416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	134,027
FGR	400	55		220	20,251
FOP	120	30		36	3,314
FSP	168	40		67	6,167

TOTALS	2,144			1,779	163,759
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,423.00	UT	1.50
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,800.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,779	114.0720	127.76	227,285	1999	1999	0	0	0	27.95	72.05	
1 SINGLE FAM 100% - 2015 Heated Area: 1456 HX Base Yr 2015													
													
244 SW WOODVIEW WAY, LAKE CITY													
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		163,759	
TOTAL MARKET OB/XF VALUE		6,335	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		205,094	
SOH/AGL Deduction		74,276	
ASSESSED VALUE		130,818	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		80,096	
TOTAL JUST VALUE		205,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041900	Roof Replacement	9,350	05/12/2021
14115	SFR	255	06/11/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1265/1373	11/13/2013	PR	U	I	18	100	
GRANTOR: BETHANY D PASSNO PR E							
GRANTEE: BETHANY D PASSNO							
1258/1738	7/24/2013	PB	U	I	18	0	
GRANTOR: EVA M WAINWRIGHT ESTA							
GRANTEE: BETHANY D PASSNO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 FSP= N12 W14 S12 E14\$ W29 S28 E16 FOP= S6 E20 N6 W20\$ E36 N8 FGR= E20 N20 W20 S20\$ N20\$.									

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