LOT 16 WOODCREST S/D UNIT 2.
ORB 803-1853, 972-1049,

WHITE CHARLES E/WHITE MARY N
285 SW WOODVIEW WAY
LAKE CITY, FL 32024

**2026**

**11-4S-16-02905-316**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

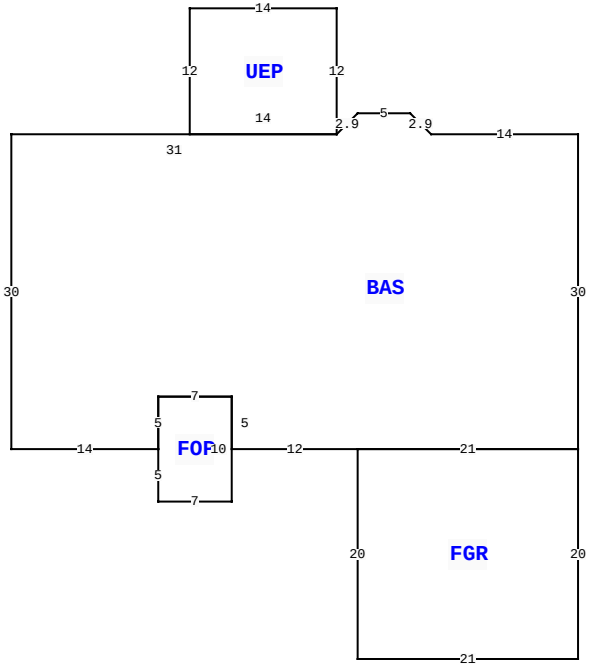
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 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 | 1,599 | 100 | | 1,599 | 153,503 |
| FGR | 420 | 55 | | 231 | 22,176 |
| FOP | 70 | 30 | | 21 | 2,016 |
| UEP | 168 | 60 | | 101 | 9,696 |
| TOTALS | 2,257 | | | 1,952 | 187,391 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,952 | 113.8780 | 127.54 | 248,958 | 2002 | 2002 | 0 | 0 | 0 | 24.73 | 75.27 |

1 SINGLE FAM 100% - 2005 Heated Area: 1599 HX Base Yr 2005




285 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 | | 187,391 |
| TOTAL MARKET OB/XF VALUE | | 13,406 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 235,797 |
| SOH/AGL Deduction | | 79,564 |
| ASSESSED VALUE | | 156,233 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 105,511 |
| TOTAL JUST VALUE | | 235,797 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,785 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048289 | Roof Replacement | 22,200 | 09/28/2023 |
| 000045678 | Electrical Servic | 0 | 10/14/2022 |
| 20009 | SFR | 295 | 10/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1283/1974 | 10/21/2014 | WD | U | I | 30 | 100 |
| GRANTOR: CHARLES E WHITE | | | | | | |
| GRANTEE: CHARLES & MARY N WH | | | | | | |
| 1031/1478 | 11/22/2004 | WD | Q | I | | 137,900 |
| GRANTOR: RANDY ELLIS | | | | | | |
| GRANTEE: CHARLES & DORIS J W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 L2 U2 W5 D2 L2 UEP= N12 W14 S12 E14$ W31 S30 E14 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 | 803.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 1,606 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 15 | 20 | 300.00 | UT | 11.00 | 11.00 | 100 | 2009 | 2009 | 3 | 100 | 3,300 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 20 | 40 | 800.00 | UT | 4.50 | 4.50 | 100 | 2009 | 2009 | 3 | 100 | 3,600 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,406

| 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 10/31/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS