LOT 18 WOODCREST S/D UNIT 2.
ORB 803-1853, 875-1767,

BIRDYSHAW JOHN K/BIRDYSHAW HANIFE
233 SW WOODVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-318

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

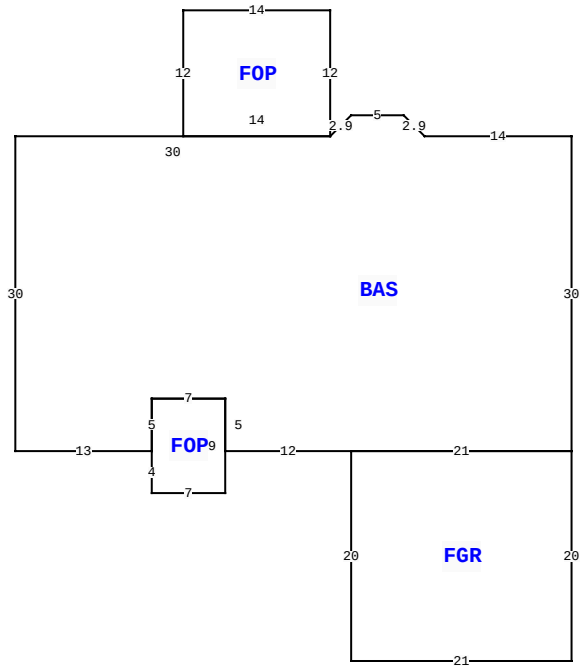
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	151,550
FGR	420	55		231	22,312
FOP	63	30		19	1,835
FOP	168	30		50	4,830
TOTALS	2,220			1,869	180,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	119.6980	134.06	250,558	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2000 Heated Area: 1569 HX Base Yr 2000



233 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		180,527
TOTAL MARKET OB/XF VALUE		2,132
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,659
SOH/AGL Deduction		88,106
ASSESSED VALUE		129,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,831
TOTAL JUST VALUE		217,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38340	MAINT/ALTR	75	07/10/2019
14823	SFR	260	12/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/1767	3/02/1999	WD	Q	I		93,800

GRANTOR: GIEBEIG

GRANTEE: BIRDYSHAW

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U2 L2 W5 L2 D2 FOP= N12 W14 S12 E14$ W30 S30 E13 FOP= S4 E7 N9 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	1,088.00	UT	1.50	1.50	100	1999	1999	3	100	1,632	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,132

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: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS