

LOT 19 WOODCREST S/D UNIT 2.
803-1853, 939-1347, DC 1342-2609

ROSEKE ALEATHA H
172 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-319

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
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
BAS	1,599	100
FGR	420	55
FOP	80	30
PTO	168	5
TOTALS	2,267	1,862
203,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,862	131.3334	147.09	273,882	2001	2001	0	0	25.80	74.20

1 SINGLE FAM 100% - 2023

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	905.00	UT	1.50	1.50	100	2001
2	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024
3	0214	GRN HOUSE	0 100	0	0	1.00	UT	650.00	650.00	100	2024
4	0296	SHED METAL	0 100	12	36	1.00	UT	2,800.00	2,800.00	100	2024

TOTAL OB/XF											
9,908											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		203,220	
TOTAL MARKET OB/XF VALUE		9,908	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		248,128	
SOH/AGL Deduction		100,814	
ASSESSED VALUE		147,314	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		91,592	
TOTAL JUST VALUE		248,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049519	Roof Replacement	16,500	03/28/2024
000048440	Electrical Servic	0	10/18/2023
18398	SFR	285	06/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1544/1779	7/16/2025	WD	Q	I	01	310,000	
GRANTOR: THE MCMULLEN FAMILY T							
GRANTEE: ROSEKE ALEATHA H							
1478/2600	11/07/2022	WD	Q	I	01	274,000	
GRANTOR: FISCHER WILLIAM J							
GRANTEE: THE MCMULLEN FAMILY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 PTO= N12 W14 S12 E14\$ W14 L2 U2 W5 D2 L2 W14 S30 FGR= S20 E21 N20 W21\$ E32 FOP= S5 E9 N5 W1 N5 W7 S5 W1\$ E1 N5 E7 S5 E14 N30\$.											