LOT 20 WOODCREST S/D UNIT 2.
803-1853, 904-248, WD 1030-1183,

PERRY WILLIAM G/PERRY KAREN S
153 SW BREEZEY DR
LAKE CITY, FL 32025

2026

11-4S-16-02905-320

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	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
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

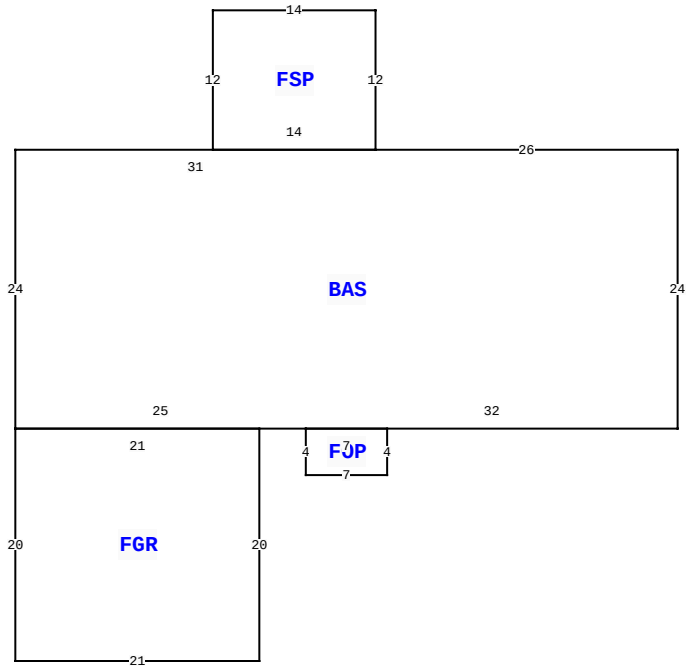
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	146,031
FGR	420	55		231	24,659
FOP	28	30		8	854
FSP	168	40		67	7,152
TOTALS	1,984			1,674	178,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	130.3500	145.99	244,387	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 0% - 2022 Heated Area: 1368 HX Base Yr



206 SW CREST GLN, 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	178,696
TOTAL MARKET OB/XF VALUE	1,684
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	215,380
SOH/AGL Deduction	0
ASSESSED VALUE	215,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,380
TOTAL JUST VALUE	215,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16704	SFR	235	03/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1607	7/26/2021	WD	Q	I	01	215,000
GRANTOR: WITHERS JEROMY M						
GRANTEE: PERRY WILLIAM G						
1125/1051	7/16/2007	WD	Q	I		177,000
GRANTOR: POLK						
GRANTEE: WITHERS & WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W14 S12 E14$ W31 S24 FGR= S20 E21 N20 W21$ E25 FOP= S4 E7 N4 W7$ E32 N24$.

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	0	0	0	842.00	UT	2.00	2.00	100	2000	2000	3	100	1,684	

LAND DESCRIPTION

TOTAL OB/XF 1,684

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	0		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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS