LOT 23 WOODCREST S/D UNIT 2.
ORB 803-1853, 896-622,
897-1379, 905-999, 962-659,

ESTY MARLA J
P O BOX 2066
HIGH SPRINGS, FL 32655-2066

2026

11-4S-16-02905-323

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

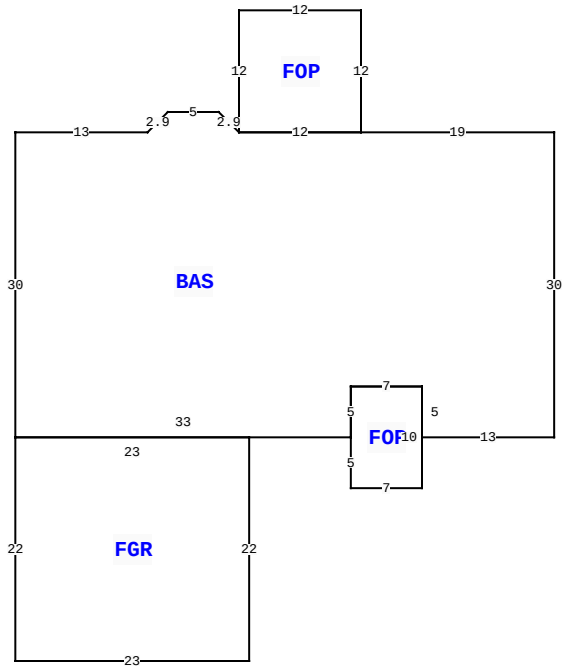
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,569	100		1,569	152,435
FGR	506	55		278	27,009
FOP	70	30		21	2,040
FOP	144	30		43	4,177
TOTALS	2,289			1,911	185,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	118.6310	132.87	253,915	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 0% - 0 Heated Area: 1569 HX Base Yr



248 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	185,663
TOTAL MARKET OB/XF VALUE	6,885
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	227,548
SOH/AGL Deduction	0
ASSESSED VALUE	227,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,548
TOTAL JUST VALUE	227,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/2614	5/28/2004	WD	Q	I		130,500
GRANTOR: JAMES & MARLA GWEN PO						
GRANTEE: MARLA J ESTY						
0962/0629	9/06/2002	WD	Q	I		114,800
GRANTOR: ENG						
GRANTEE: JAMES & MARLA GWEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N12 W12 S12 E12$ W12 U2 L2 W5 L2 D2 W13 S30
FGR= S22 E23 N22 W23$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
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	0	0	0	860.00	UT	1.50	1.50	100	2000	2000	3	100	1,290	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	2000	2000	3	100	900	
4	0120	CLFENCE 4	0	0	0	0	230.00	UT	6.50	6.50	100	2009	2009	3	100	1,495	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 6,885

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: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS