LOT 25 WOODCREST S/D UNIT 2.
803-1853, 874-1172, WD 1052-405,

MURRAY TIMOTHY W JR
298 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-325

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

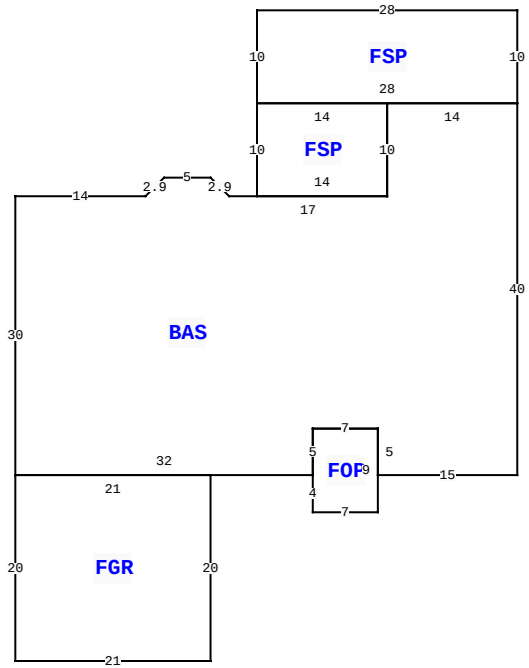
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,739	100		1,739	168,082
FGR	420	55		231	22,327
FOP	63	30		19	1,836
FSP	140	40		56	5,413
FSP	280	40		112	10,825
TOTALS	2,642			2,157	208,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	118.7010	132.95	286,773	1999	1999	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2022 Heated Area: 1739 HX Base Yr 2022



298 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		208,484
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,338
SOH/AGL Deduction		34,516
ASSESSED VALUE		212,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,100
TOTAL JUST VALUE		247,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049182	Roof Replacement	16,200	02/08/2024
14647	SFR	260	10/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2171	2/16/2021	WD	Q	I	01	198,500
GRANTOR: MINSHEW DONALD M						
GRANTEE: MURRAY TIMOTHY W JR						
1052/0405	7/18/2005	WD	Q	I		186,000
GRANTOR: RICHARDS						
GRANTEE: DONALD & CAROL P MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W14 S10 E14 N10$ S10 W17 U2 L2 W5 L2 D2 W14 S30 FGR= S20 E21 N20 W21$ E32 FOP= S4 E7 N9 W7 S5$ N5 E7 S5 E15 N40$ FSP= N10 W28 S10 E28$.

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	1,327.00	UT	2.00	2.00	100	1999	1999	3	100	2,654	
2	0169	FENCE/WOOD	0	100	0	0	320.00	UT	7.50	7.50	50	1999	1999	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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 03/01/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/21/2025 BY SYS