LOT 34 WOODCREST S/D UNIT 2.
803-1853, 893-1629, PB 933-289 T

BLANCO ALEC V/DIAZ RYZELL D
287 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-334

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	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
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

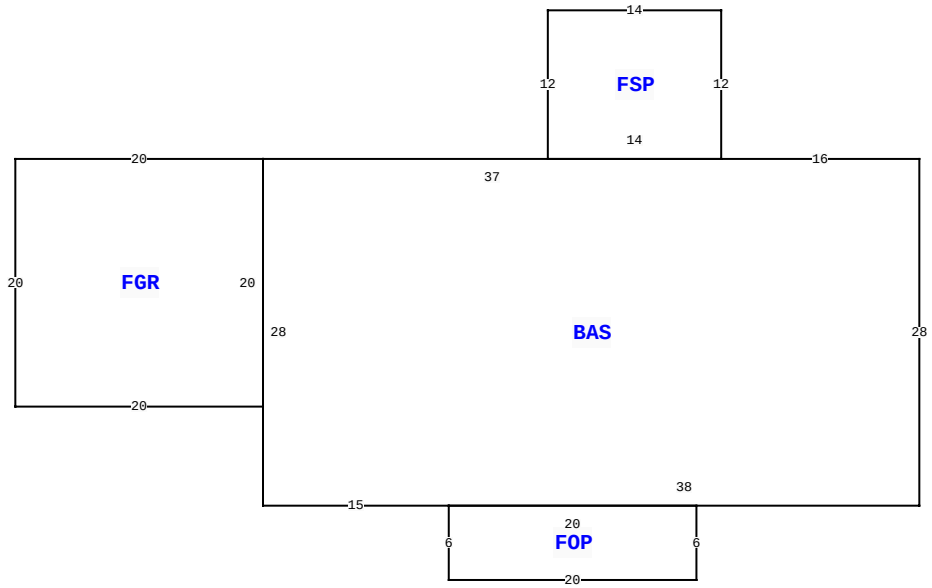
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	163,345
FGR	400	55		220	24,215
FOP	120	30		36	3,963
FSP	168	40		67	7,375
TOTALS	2,172			1,807	198,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	136.4000	152.77	276,055	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2022 Heated Area: 1484 HX Base Yr 2022



287 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		198,898
TOTAL MARKET OB/XF VALUE		4,873
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,771
SOH/AGL Deduction		32,933
ASSESSED VALUE		205,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,116
TOTAL JUST VALUE		238,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15122	SFR	215	02/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2224	4/20/2021	WD	Q	I	01	208,000
GRANTOR: FRATUS LISA						
GRANTEE: BLANCO ALEC V						
1328/2737	12/23/2016	WD	Q	I	01	130,000
GRANTOR: JANIS HALL						
GRANTEE: LEILA ASHLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W37 FGR= W20 S20 E20 N20$ S28 E15 FOP= S6 E20 N6 W20$ E38 N28$.

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	1,375.00	UT	1.50	1.50	100	1999	1999	3	100	2,063	
2	0120	CLFENCE 4	0	100	0	0	180.00	UT	4.50	4.50	100	1999	1999	3	100	810	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,873

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