LOT 40 WOODCREST S/D UNIT 2.
ORB 803-1853, 867-2501,
985-449, DIV 1136-2489, SWD

FADHEL MOHAMED Z
151 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-340

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

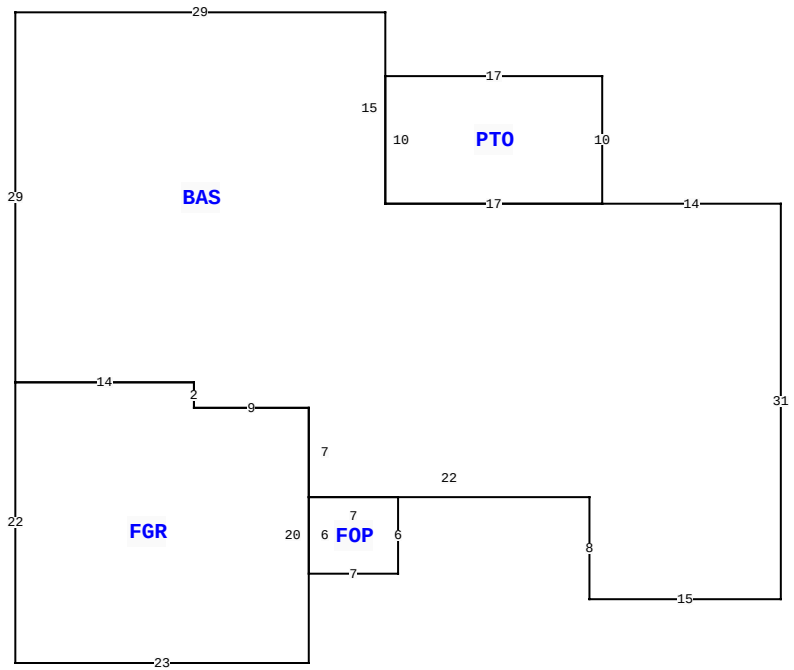
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,746	100		1,746	154,000
FGR	488	55		268	23,638
FOP	42	30		13	1,147
PTO	170	5		8	705
TOTALS	2,446			2,035	179,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	110.9680	124.28	252,910	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2009 Heated Area: 1746 HX Base Yr 2009



151 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		179,490
TOTAL MARKET OB/XF VALUE		1,161
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,651
SOH/AGL Deduction		80,034
ASSESSED VALUE		135,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,895
TOTAL JUST VALUE		215,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14238	SFR	300	07/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0795	1/07/2016	WD	U	I	30	100
GRANTOR: SAMIA MAROUANI						
GRANTEE: MOHAMED Z FADHEL						
0985/0449	5/30/2003	WD	Q	I		112,800
GRANTOR: MCPHEE						
GRANTEE: FADHEL'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W17 S10 E17$ W17 N15 W29 S29 FGR= S22E23 N20 W9 N2 W14$ E14 S2 E9 S7 FOP= S6 E7 N6 W7$ E22 S8 E15 N31$.

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	774.00	UT	1.50	1.50	100	1998	1998	3	100	1,161	

LAND DESCRIPTION

TOTAL OB/XF 1,161

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