LOT 44 WOODCREST S/D UNIT 2.

803-1853, 869-1850, WD 1431-871,

CLEARY MICHAEL WAYNE
384 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-344

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

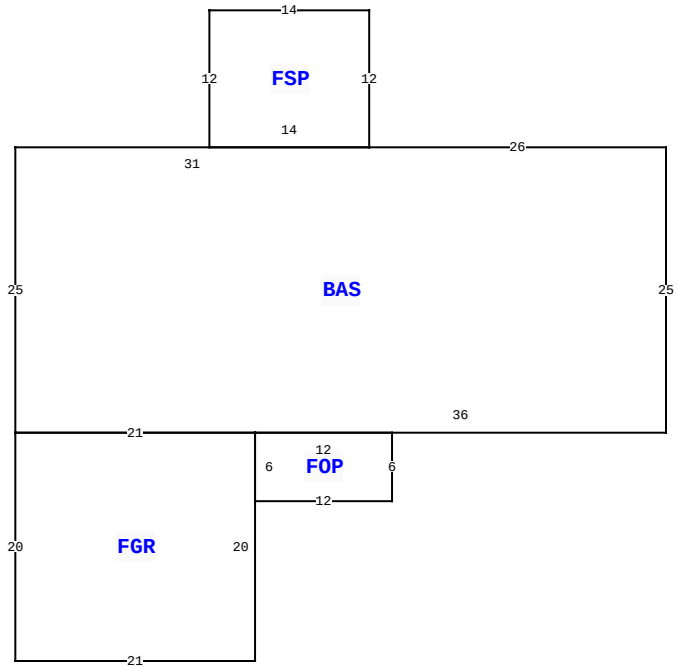
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,425	100		1,425	139,695
FGR	420	55		231	22,645
FOP	72	30		22	2,156
FSP	168	40		67	6,568
TOTALS	2,085			1,745	171,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	119.9000	134.29	234,336	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2025 Heated Area: 1425 HX Base Yr 2025



384 SW WOODCREST DR, 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		171,065
TOTAL MARKET OB/XF VALUE		8,558
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,623
SOH/AGL Deduction		0
ASSESSED VALUE		214,623
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		158,901
TOTAL JUST VALUE		214,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044612	Electrical Servic	0	06/06/2022
14114	SFR	235	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1034	7/22/2025	WD	Q	I	01	305,000
GRANTOR: DEAL JAMES A						
GRANTEE: CLEARY MICHAEL WAYN						
1461/1877	3/10/2022	WD	Q	I	01	239,900
GRANTOR: NOTON THOMAS A						
GRANTEE: DEAL JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W14 S12 E14$ W31 S25 FGR= S20 E21 N20 W21$ E21 FOP= S6 E12 N6 W12$ E36 N25$.

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	972.00	UT	1.50	1.50	100	1998	1998	3	100	1,458	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1998	1998	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 8,558

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/06/2025 BY SYS