LOT 45 WOODCREST S/D UNIT 2.

803-1853, WD 989-2661, WD 1275-1

GENTILE-KEMP BARBARA/KEMP MICHAEL
402 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-345

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

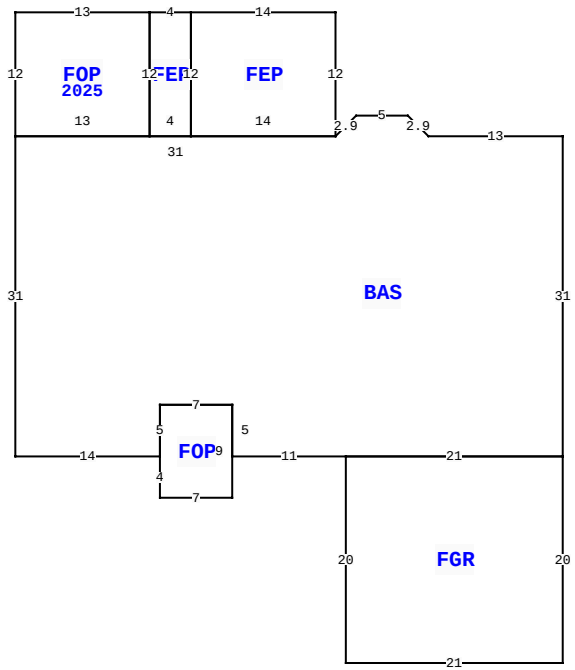
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,622	100		1,622	197,660
FEP	48	80		38	4,631
FEP	168	80		134	16,329
FGR	420	55		231	28,150
FOP	63	30		19	2,315
FOP	156	30	2025	47	5,727
TOTALS	2,477			2,091	254,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	121.9120	136.54	285,505	2003	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2025 Heated Area: 1622 HX Base Yr 2025



402 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		254,813
TOTAL MARKET OB/XF VALUE		9,410
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,223
SOH/AGL Deduction		107,437
ASSESSED VALUE		191,786
TOTAL EXEMPTION VALUE	HX HB SX 13	191,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40017	GENERATOR	0	06/23/2020
20648	SFR	385	04/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/49	8/02/2024	WD	Q	I	01	339,000
GRANTOR: COX JAMES A						
GRANTEE: GENTILE-KEMP BARBAR						
1393/0133	8/16/2019	WD	U	I	11	100
GRANTOR: DALIL AROCHO & OVIS A						
GRANTEE: JAMES A COX & DENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 U2L2 W5 D2L2 W31 S31 E14 N5 E7 S5 E11 E21 N31 $
FGR=[ORIG=-21,31] S20 E21 N20 W21 $
FEP=[ORIG=-22,0] N12 W14 S12 E14 $
FOP=[ORIG=-39,31] S4 E7 N9 W7 S5 $
FEP=[ORIG=-36,-12] W4 S12 E4 N12 $
FOP=[YR=2025;ORIG=-40,-12] S12 W13 N12 E13 $
.

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	905.00	UT	2.00	2.00	100	2003	2003	3	100	1,810	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2004	2004	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,410

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 10/14/2024 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/21/2025 BY SYS