LOT 51 WOODCREST S/D UNIT 2.
ORB 803-1853,WD 1035-1814.
WD 1073-849, CT 1181-2790,

MEREDITH REBECCA A
196 SW HUNTSVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-351

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

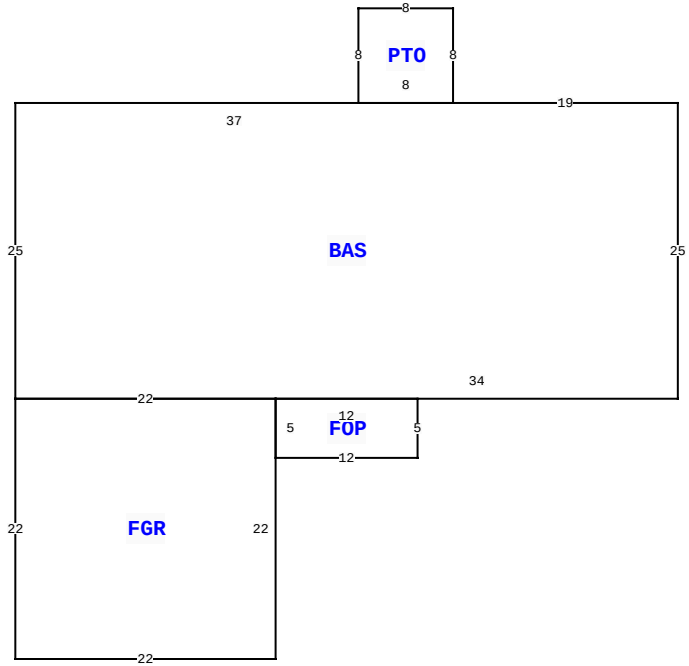
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,400	100		1,400	151,899
FGR	484	55		266	28,861
FOP	60	30		18	1,953
PTO	64	5		3	326
TOTALS	2,008			1,687	183,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	119.6000	133.95	225,974	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2010 Heated Area: 1400 HX Base Yr 2010



196 SW HUNTSVIEW WAY, 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		183,039
TOTAL MARKET OB/XF VALUE		3,069
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		238,608
SOH/AGL Deduction		91,008
ASSESSED VALUE		147,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,878
TOTAL JUST VALUE		238,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051657	Roof Replacement	10,833	11/26/2024
23050	SFR	449	04/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/1267	10/30/2009	WD	U	I	12	124,900
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: REBECCA A MEREDITH						
1181/2790	9/23/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LAURA						
GRANTEE: HSBC BANK USA NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N8 W8 S8 E8$ W37 S25 FGR= S22 E22 N22 W22$ E22
FOP= S5 E12 N5 W12$ E34 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	1,023.00	UT	3.00	3.00	100	2006	2006	3	100	3,069	

LAND DESCRIPTION

TOTAL OB/XF 3,069

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	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 12/17/2024 BY JS Total Acres: 0.74 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 10/28/2025 BY SYS