LOT 52 WOODCREST S/D UNIT 2.
ORB 803-1853, 875-2568,

SULLIVAN RAYMOND L/SULLIVAN REBECCA A
207 SW HUNTSVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-352

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

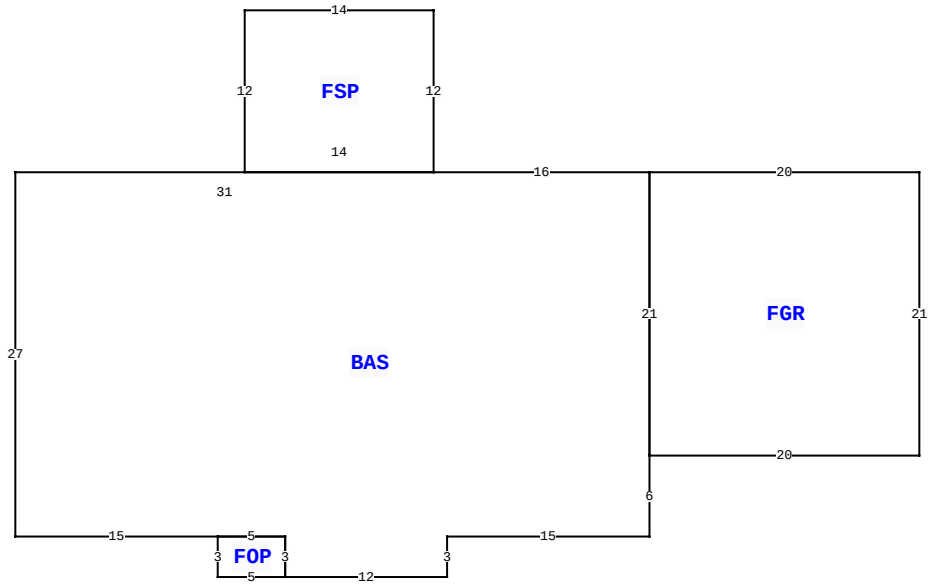
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,305	100		1,305	128,274
FGR	420	55		231	22,706
FOP	15	30		4	393
FSP	168	40		67	6,586
TOTALS	1,908			1,607	157,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	118.6020	132.83	213,458	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 1305 HX Base Yr 2000



207 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		157,959
TOTAL MARKET OB/XF VALUE		1,484
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,443
SOH/AGL Deduction		73,823
ASSESSED VALUE		120,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,898
TOTAL JUST VALUE		194,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31089	MAINT/ALTR	40	05/28/2013
15157	SFR	215	03/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/2568	3/04/1999	WD	Q	V		13,900

GRANTOR: GIEBEIG
GRANTEE: SULLIVAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W31 S27 E15 FOP= S3 E5 N3 W5$ E5 S3 E12 N3 E15 N6 FGR= E20 N21 W20 S21$ N21$.

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	989.00	UT	1.50	1.50	100	1999	1999	3	100	1,484	

LAND DESCRIPTION

TOTAL OB/XF 1,484

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: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/28/2025 BY SYS