LOT 54 WOODCREST S/D UNIT 2.
803-1853, 853-1715, 874-1371, 87

JONES RACHAEL K REVOCABLE TRUST DATED NOVEMBER 21,
171 SW HUNTSVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-354

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

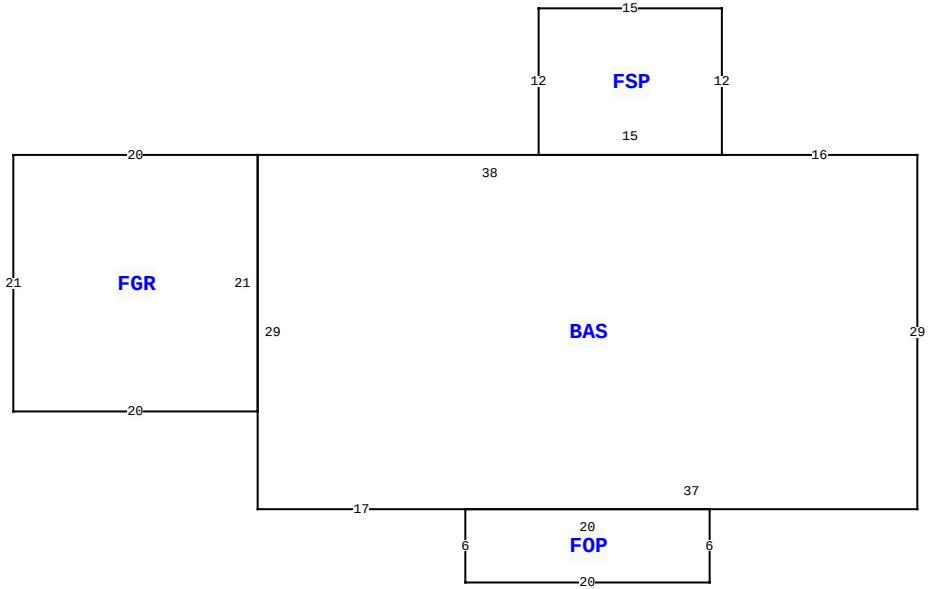
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,566	100		1,566	150,717
FGR	420	55		231	22,232
FOP	120	30		36	3,465
FSP	180	40		72	6,929
TOTALS	2,286			1,905	183,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,905	117.7110	131.84	251,155	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2022 Heated Area: 1566 HX Base Yr 2022



171 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		183,343
TOTAL MARKET OB/XF VALUE		9,654
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,997
SOH/AGL Deduction		54,957
ASSESSED VALUE		173,040
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		67,318
TOTAL JUST VALUE		227,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13613	SFR	260	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2385	11/21/2022	WD	U	I	11	100
GRANTOR: JONES RACHAEL K						
GRANTEE: JONES RACHAEL K REV						
1450/2168	10/14/2021	WD	Q	I	01	225,000
GRANTOR: BEELER DELTINE A TUDO						
GRANTEE: JONES RACHAEL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W15 S12 E15$ W38 FGR= W20 S21 E20 N21$ S29 E17 FOP= S6 E20 N6 W20$E37 N29$.

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	1,667.00	UT	1.50	1.50	100	1998	1998	3	100	2,501	
2	0120	CLFENCE 4	0	100	0	0	325.00	UT	2.50	2.50	100	1998	1998	3	100	813	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1998	1998	3	100	240	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 9,654

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/31/2025 BY SYS