

LOT 57 WOODCREST S/D UNIT 2.
803-1853, WD 883-634, WD 979-574

MUNIZ VICTOR M
469 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2026

11-4S-16-02905-357



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
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	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	06
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NEIGHBORHOOD/LOC	11416.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	144,376
FDG	336	60		202	21,318
FGR	420	55		231	24,379
FOP	28	30		8	844
FSP	168	40		67	7,071

TOTALS	2,320			1,876	197,989
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	839.00	UT	1.50	1.50
2	0120	CLFENCE 4	0	100	0	200.00	UT	6.50	6.50
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL ADJUSTMENT

0100011,876133.1847149.17279,8431999199900029.2570.75

1 SINGLE FAM 100% - 2022Heated Area: 1368HX Base Yr 2022

Diagram showing building footprint (BAS) and surrounding areas (FDG, FSP, FGR) with dimensions.

Diagram showing building footprint (BAS) and surrounding areas (FDG, FSP, FGR) with dimensions.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
4,159									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,989	
TOTAL MARKET OB/XF VALUE		4,159	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		237,148	
SOH/AGL Deduction		32,272	
ASSESSED VALUE		204,876	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		154,154	
TOTAL JUST VALUE		237,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15701	SFR	235	06/25/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1438/1	5/04/2021	WD Q	Q	I	01
GRANTOR: BRINSON TRAVIS					
GRANTEE: MUNIZ VICTOR M					
1211/1656	3/17/2011	WD Q	Q	I	01
GRANTOR: WILLIAM J HUNTER SR					
GRANTEE: TRAVIS & CAITLYN BR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 FSP= N12 W14 S12 E14\$ W40 S24 E25 FOP= S4 E7 N4 W7\$ E11 FGR= S20 E21 N20 W21\$ E21 N24\$ PTR= N30 FDG= N24 W14 S24 E14\$ S30\$.									