LOT 58 WOODCREST S/D UNIT 2.
ORB 803-1853, 863-683,
967-2114 & WD 1268-1218

FLEGERT DANIEL L
449 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2026

11-4S-16-02905-358

BUILDING CHARACTERISTICS

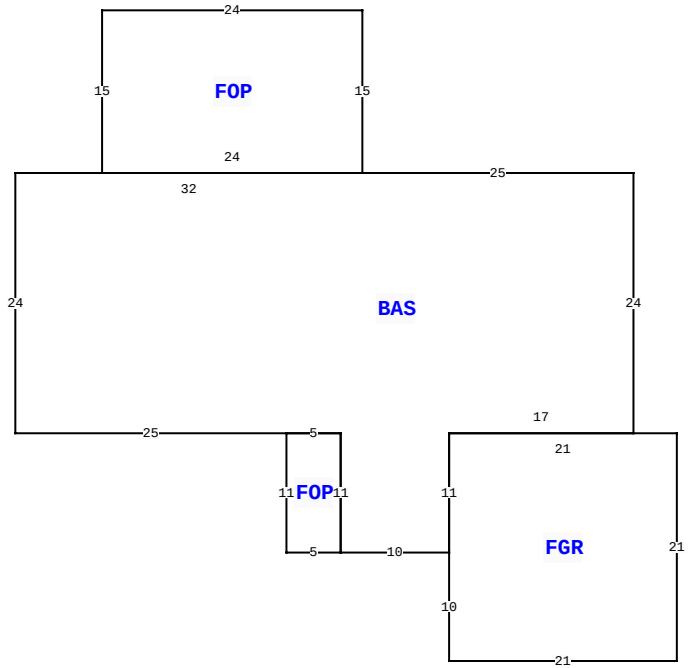
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,478	100		1,478	136,320
FGR	441	55		243	22,412
FOP	55	30		16	1,475
FOP	360	30		108	9,961
TOTALS	2,334			1,845	170,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	116.0320	129.96	239,776	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2015 Heated Area: 1478 HX Base Yr 2015



449 SW WOODCREST DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,169
TOTAL MARKET OB/XF VALUE		5,977
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		211,146
SOH/AGL Deduction		74,855
ASSESSED VALUE		136,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,569
TOTAL JUST VALUE		211,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13630	SFR	260	02/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1218	1/17/2014	WD	Q	I	01	136,000
GRANTOR: VIRGINIA CHAUNCEY & C						
GRANTEE: DANIEL L FLEGERT						
0967/2114	11/15/2002	WD	Q	I		106,900
GRANTOR: EDWARD J & PENELOPE A						
GRANTEE: VIRGINIA CHAUNCEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N15 W24 S15 E24$ W32 S24 E25 FOP= S11 E5 N11 W5$ E5 S11 E10 FGR= S10 E21 N21 W21 S11$ N11 E17 N24$.

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	1,323.00	UT	1.50	1.50	100	1998	1998	3	100	1,985	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1998	1998	3	100	1,800	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
4	0070	CARPORT UF	0	100	14	20	280.00	UT	2.00	2.00	100	2009	2009	3	100	560	
5	0296	SHED METAL	0	100	10	16	160.00	UT	11.00	11.00	70	2009	2009	3	70	1,232	

LAND DESCRIPTION

TOTAL OB/XF 5,977

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