LOT 59 WOODCREST S/D UNIT 2.
803-1853, 884-1259, WD 1098-1236

BROWN RICHARD L/BROWN LORENA K
425 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2026

11-4S-16-02905-359

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

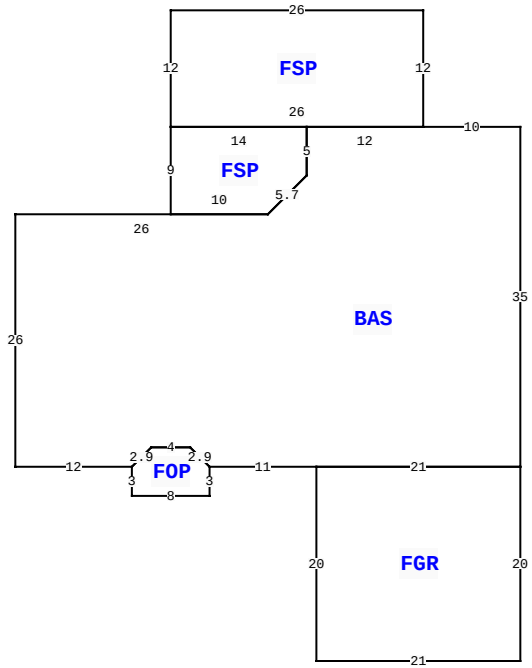
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,546	100		1,546	140,985
FGR	420	55		231	21,066
FOP	36	30		11	1,003
FSP	118	40		47	4,286
FSP	312	40		125	11,399
TOTALS	2,432			1,960	178,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	113.0050	126.57	248,077	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2017 Heated Area: 1546 HX Base Yr 2017



425 SW WOODCREST DR, 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		178,739
TOTAL MARKET OB/XF VALUE		37,080
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		250,819
SOH/AGL Deduction		86,140
ASSESSED VALUE		164,679
TOTAL EXEMPTION VALUE	13 HX HB	164,679
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		250,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39201	POOL	0	01/27/2020
13774	SFR	265	03/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1730	3/26/2025	WD	Q	I	01	352,500
GRANTOR: PERRY CHARLES A						
GRANTEE: BROWN RICHARD L						
1320/0635	8/12/2016	WD	Q	I	01	149,000
GRANTOR: AI YING LIANG						
GRANTEE: CHARLES A & JENNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W26 S12 E26$ W12FSP= W14 S9 E10 R4 U4 N5$ S5 D4 L4 W26 S26 E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E11FGR= S20 E21 N20 W21$ E21 N35$.

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	1,334.00	UT	1.50	1.50	100	1999	1999	3	100	2,001	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1999	1999	3	100	1,350	
3	0296	SHED METAL	0	100	0	0	450.00	UT	11.00	11.00	50	2009	2009	3	50	2,475	
4	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00	70.00	100	2020	2020	3	91	26,754	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	10.50	10.50	100	2020	2020	3	100	3,150	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,350.00	1,350.00	100	2024	2023		100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 37,080

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 06/27/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/31/2025 BY SYS