LOT 21 EMERALD COVE S/D PHS 1.
WD 1062-2197, WD 1198-737, WD 12

WRIGHT GRACE EVELYN
185 SW WOODLEAF CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

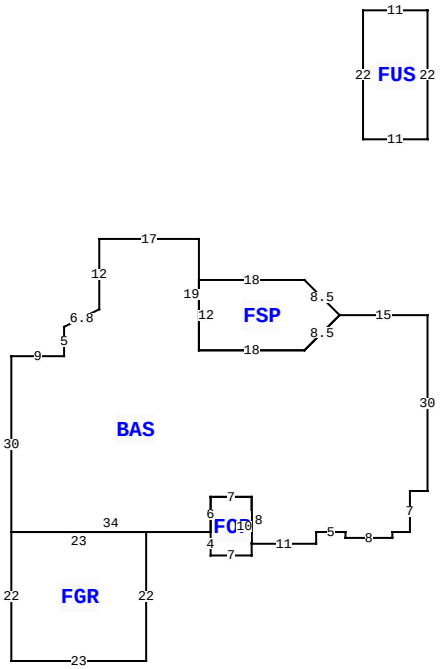
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,623	100		2,623	270,579
FGR	506	55		278	28,677
FOP	70	30		21	2,166
FSP	252	40		101	10,419
FUS	242	100		242	24,964
TOTALS	3,693			3,265	336,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,265	125.4792	140.54	458,863	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2024 Heated Area: 2865 HX Base Yr 2024



185 SW WOODLEAF CT, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		336,805
TOTAL MARKET OB/XF VALUE		46,838
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		418,643
SOH/AGL Deduction		0
ASSESSED VALUE		418,643
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		312,921
TOTAL JUST VALUE		418,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049700	Screen Enclosure	22,000	04/30/2024
000049123	Remodel	23,000	01/30/2024
000049075	Electrical Servic	0	01/25/2024
000048379	Roof Replacement	16,450	10/10/2023
33883	POOL	300	03/23/2016
24428	SFR	842	04/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2463	3/21/2024	LE	U	I	14	100
GRANTOR: WRIGHT GRACE EVELYN						
GRANTEE: WRIGHT GRACE EVELYN						
1499/658	9/06/2023	WD	Q	I	01	448,500
GRANTOR: MYERS CAMERON ACE						
GRANTEE: WRIGHT GRACE EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= U6 L6 W18 S12 E18 R6 U6 $ D6 L6 W18 N19 W17 S12 D3 L6 S5 W9 S30 FGR= S22 E23 N22 W23$ E34 FOP= S4 E7 N10 W7 S6$ N6 E7 S8 E11 N2 E5 S1 E8 N1 E3 N7 E3 N30$ PTR= N30 FUS= N22 W11 S22 E11$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,098.00	UT	3.00	3.00	100	2006	2006	3	100	6,294	
3	0280	POOL R/CON	0	100	14	31	434.00	UT	70.00	70.00	100	2016	2016	3	82	24,912	
4	0282	POOL ENCL	0	100	32	35	1,120.00	UT	15.00	15.00	100	2015	2015	3	49	8,232	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 46,838

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 02/20/2024 BY TW Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS