

LOT 16 BLOCK A GATORWOOD S/D.
833-2488, WD 1347-50, WD 1466-69

FOUR LEASE PROPERTIES LLC
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

34-3S-16-02484-023



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	1. 1. 100
Units	2 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	05	05	
DOR CODE	0800	MULTI - FAM <10	
MAP NUM		MKT AREA	06

NEIGHBORHOOD/LOC					
34316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	38,161
BAS	840	100		840	38,161
FGR	252	55		139	6,315
FGR	252	55		139	6,315
FOP	48	30		14	636
FOP	48	30		14	636
PTO	120	5		6	273
PTO	120	5		6	273
TOTALS	2,520			1,998	90,769

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		RMF-1	220.00	100.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

2700 03 1,998 106.8900 90.86 181,538 1987 1987 0 0 0 50.00 50.00

1 DUPLEX 0% - 2023 Heated Area: 1680 HX Base Yr

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

TOTAL OB/XF									
1,700									

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1,700									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		181,628	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		218,328	
SOH/AGL Deduction		0	
ASSESSED VALUE		218,328	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,328	
TOTAL JUST VALUE		218,328	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1466/696	5/09/2022	WD	U	I	11
GRANTOR: BRENNAN JOHN					
GRANTEE: FOUR LEASE PROPERTI					
1347/0050	10/30/2017	WD	Q	I	01
GRANTOR: DARRELL & KATHY HUNT					
GRANTEE: JOHN & CINDI BRENN					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 PTO= N10 W12 S10 E12\$ W26 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9 \$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17 FOP= S4 E12 N4 W12\$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12\$ W24\$.									

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