S DIV: LOTS 1 & 11 & E1/2 LOT 2
VILLAS S/D.

WOODARD ROBERT W/WOODARD SUSAN C
1279 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2027

00-00-00-14011-000

BUILDING CHARACTERISTICS

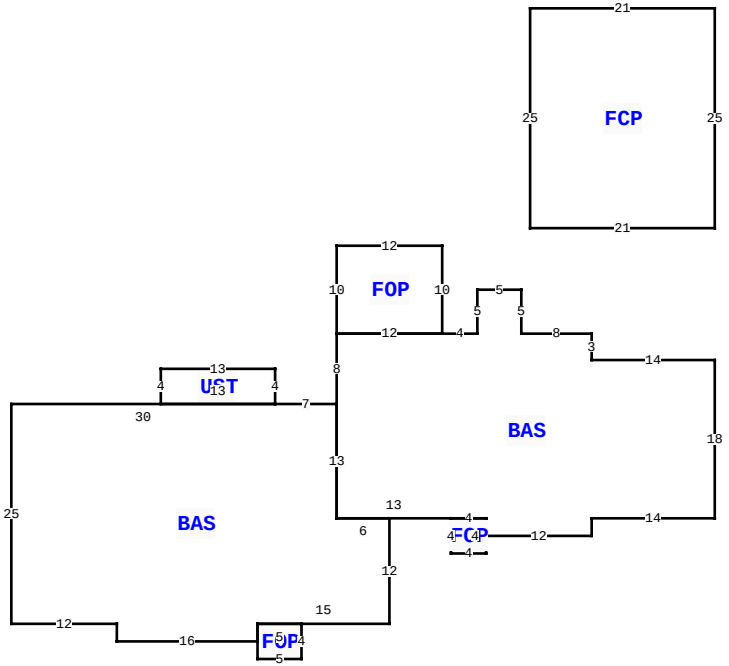
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	46,610
BAS	1,029	100		1,029	52,706
FCP	525	25		131	6,710
FOP	16	30		5	256
FOP	20	30		6	308
FOP	120	30		36	1,844
UST	52	45		23	1,178
TOTALS	2,672			2,140	109,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,140	117.7470	102.44	219,222	1944	1955	0	0	0	50.00	50.00

1 DUPLEX 0% - 2021 Heated Area: 1939 HX Base Yr



282 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,611
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	156,311
SOH/AGL Deduction	0
ASSESSED VALUE	156,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,311
TOTAL JUST VALUE	156,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045673	Remodel	11,000	10/12/2022
485	MAINT/ALTR	50	11/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1083	12/14/2021	LE	U	I	14	100
GRANTOR: WOODARD ROBERT W (ENH						
GRANTEE: ROBERT W & SUSAN C						
1411/1984	5/15/2020	WD	Q	I	01	125,000
GRANTOR: JOSEPH P & SUSAN W CR						
GRANTEE: ROBERT W & SUSAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N3 W8 N5 W5 S5 W4 FOP= N10 W12 S10 E12$ W12 S8 BAS= W7 UST= N4 W13 S4 E13 $ W30 S25E12 S2 E16 FOP= S2 E5 N4 W5 S2$ N2 E15 N12 W6 N13$ S13 E13 FOP= S4 E4 N4 W4$ E4 S2 E12 N2 E14 N18 $ PTR=N15 FCP= W21 N25 E21 S25$ S15$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0800	C	MULTI-FAM	0		RSF-	2185.00	125.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 12/28/2022 BY HC Total Acres: 0.53 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS