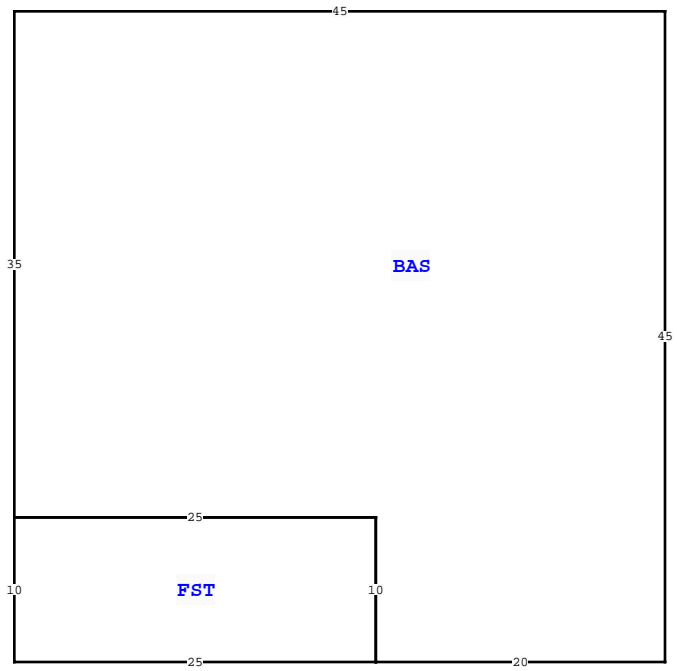


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame		N/A	100
Stories		0	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	7417.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,775	100	
FST	250	55	
TOTALS	2,025		
		1,913	33,083

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	AIR HANGAR	100%	- 2004								
Heated Area: 1775						HX Base Yr 2004					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		338,493	
TOTAL MARKET OB/XF VALUE		34,363	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		407,856	
SOH/AGL Deduction		107,901	
ASSESSED VALUE		299,955	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		248,544	
TOTAL JUST VALUE		407,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042758	Roof Replacement	14,800	09/15/2021
21894	POOL ENCL	85	05/20/2004
21428	POOL	130	01/20/2004
20962	SFR	370	08/06/2003
20647	PLANE HNGR	185	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2342	10/16/2025	WD	U	I	11	100
GRANTOR: WOODFIN LARRY EDWARD						
GRANTEE: WOODFIN LARRY EDWAR						
1545/1348	7/28/2025	WD	U	I	11	100
GRANTOR: NORTON JEAN CLARE						
GRANTEE: WOODFIN LARRY EDWAR						

EXTRA FEATURES		245 SW CHALLENGER LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	27 41
4	0282	POOL ENCL	28 42

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

L N	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	2,627.00	UT	2.00	2.00	100	2004	2004	3	100	5,254	
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
3	0282	POOL ENCL	0 100	27	41	1,107.00	UT	15.00	15.00	100	2004	2004	3	40	6,642	
4	0282	POOL ENCL	0 100	28	42	1,176.00	UT	15.00	15.00	100	2004	2004	3	40	7,056	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S35 FST= S10 E25 N10 W25\$ E25 S10 E20 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	115.00	189.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

LOT 7 COUNTRY LANDINGS S/D.
820-229, 964-1894, WD 1209-1870,

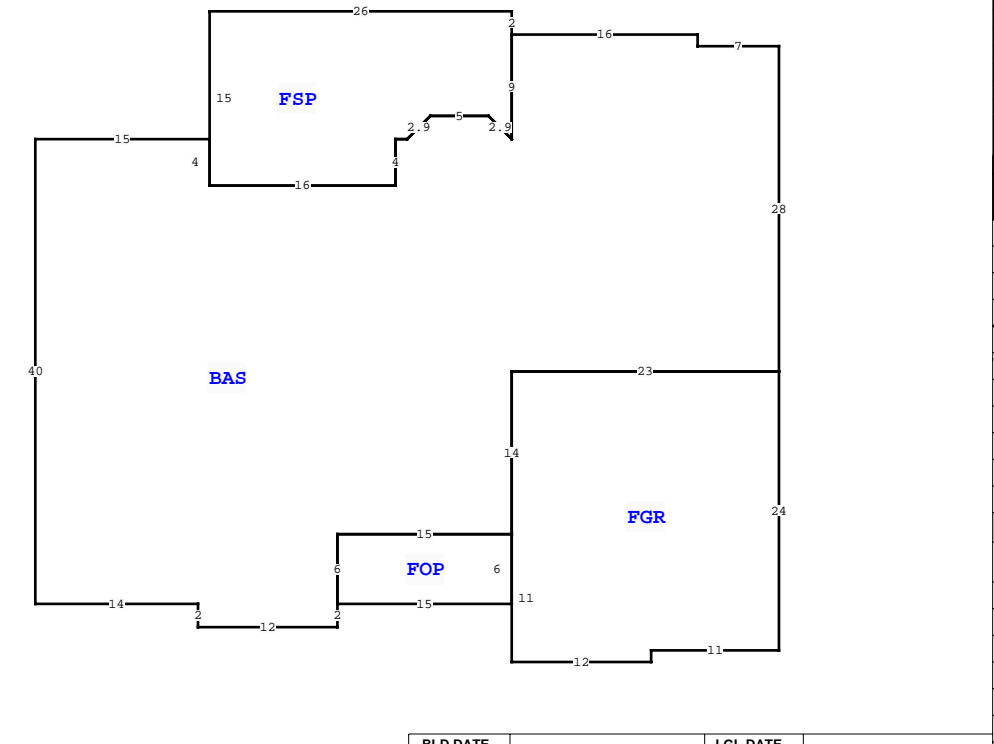
WOODFIN LARRY EDWARD/NORTON DIANE L
245 SW CHALLENGER LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-107
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,655	130.0068	145.61	386,595	2004	2004	0	0	21.00	79.00



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,493
TOTAL MARKET OB/XF VALUE		34,363
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		407,856
SOH/AGL Deduction		107,901
ASSESSED VALUE		299,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,544
TOTAL JUST VALUE		407,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,062

DOR CODE		SINGLE FAMILY			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	7417.0400 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100		2,184	251,229
FGR	564	55		310	35,660
FOP	90	30		27	3,105
FSP	336	40		134	15,414
TOTALS	3,174			2,655	305,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2342	10/16/2025	WD	U	I	11	100
GRANTOR: WOODFIN LARRY EDWARD						
GRANTEE: WOODFIN LARRY EDWAR						
1545/1348	7/28/2025	WD	U	I	11	100
GRANTOR: NORTON JEAN CLARE						
GRANTEE: WOODFIN LARRY EDWAR						

EXTRA FEATURES																
L N	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

LAND DESCRIPTION		TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W7 N1 W16 FSP= N2 W26 S15 E16 N4 E1 R2 U2 E5 D2 R2 N9 S9 L2 U2 W5 D2 L2 W1 S4 W16 N4 W15 S40 E14 S2 E12 N2 FOP= E15 N6 W15 S6 N6 E15 FGR= S11 E12 N1 E11 N24 W23 S14 N14 E23 N28 S.