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

**2027**

**07-4S-17-08106-107**

## BUILDING CHARACTERISTICS

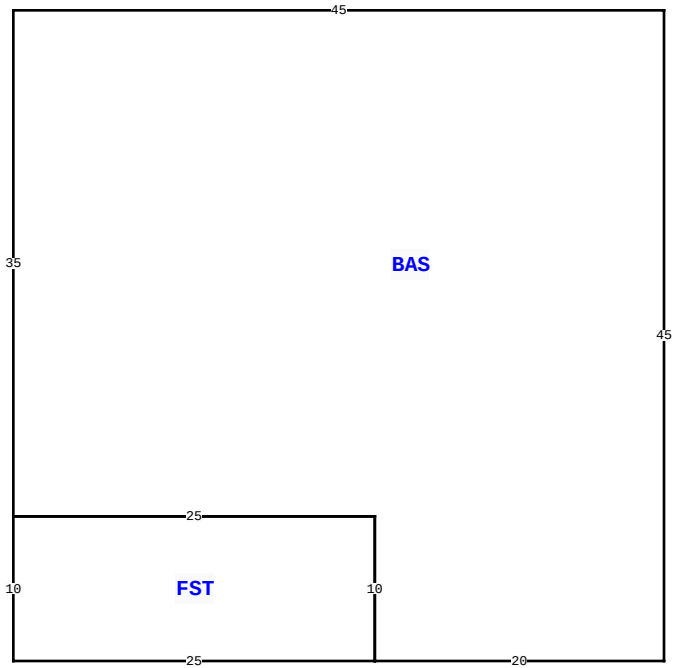
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | | N/A 100 |
| Stories | 0 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,775 | 100 | | 1,775 | 30,697 |
| FST | 250 | 55 | | 138 | 2,386 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8500 | 01 | 1,913 | 64.0200 | 23.69 | 45,319 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

1 AIR HANGAR 100% - 2004 Heated Area: 1775 HX Base Yr 2004




245 SW CHALLENGER LN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 333,040 |
| TOTAL MARKET OB/XF VALUE | | 34,363 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 402,403 |
| SOH/AGL Deduction | | 93,449 |
| ASSESSED VALUE | | 308,954 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 257,543 |
| TOTAL JUST VALUE | | 402,403 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,856 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,363

| 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-1 | 115.00 | 189.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS

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

WOODFIN LARRY EDWARD/NORTON DIANE L
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**2027**

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## BUILDING CHARACTERISTICS

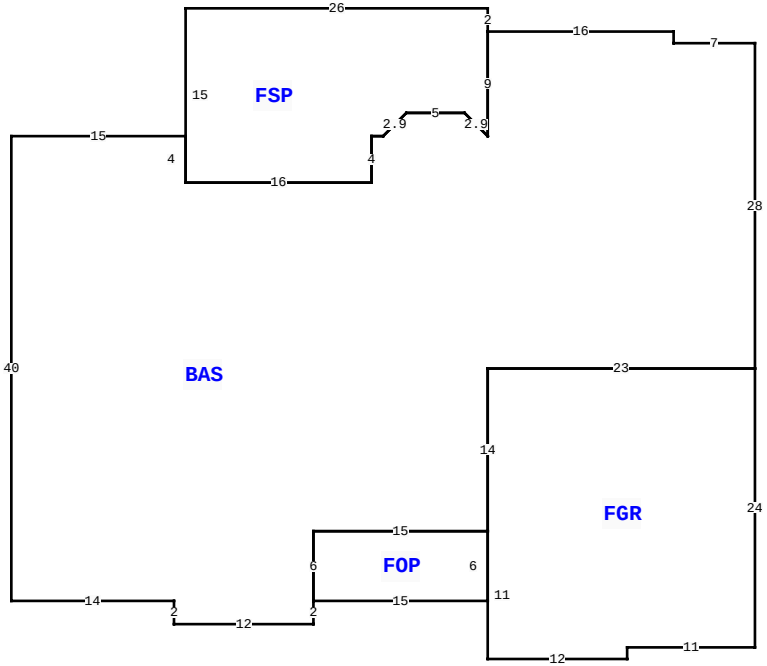
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,184 | 100 | | 2,184 | 246,744 |
| FGR | 564 | 55 | | 310 | 35,023 |
| FOP | 90 | 30 | | 27 | 3,050 |
| FSP | 336 | 40 | | 134 | 15,139 |
| TOTALS | 3,174 | | | 2,655 | 299,957 |

## 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 | 143.01 | 379,692 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

2 SINGLE FAM 100% - 2004 Heated Area: 2184 HX Base Yr 2004




245 SW CHALLENGER LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
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| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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| GRANTEE: WOODFIN LARRY EDWAR | | | | | | |

## 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$.