LOT 3 WOODHAVEN S/D UNIT 1.
714-78, DC 820-708, 820-705, 108

KING KARL Q SR/KING ALTONIA MONIQUE
163 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08300-003

BUILDING CHARACTERISTICS

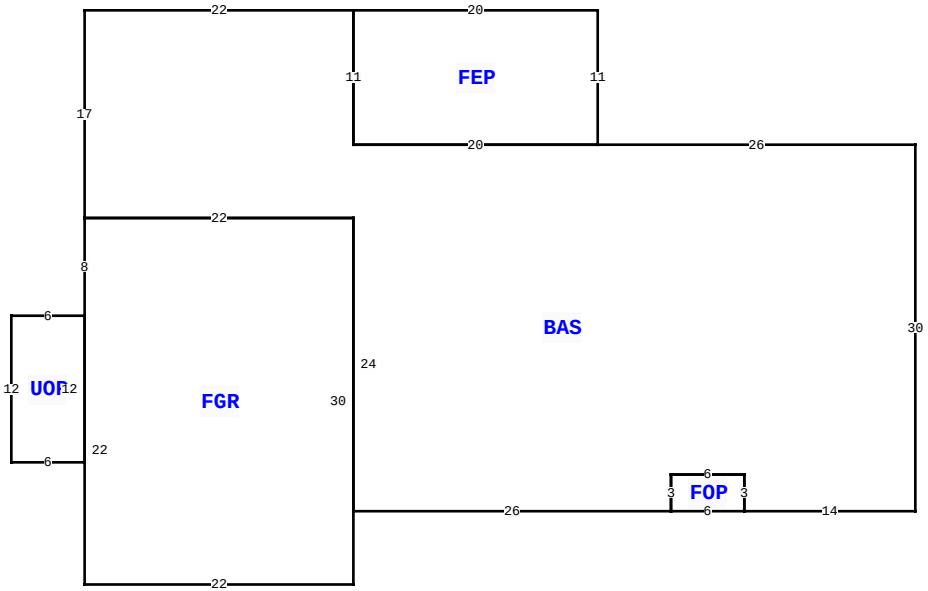
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	141,073
FEP	220	80		176	14,303
FGR	660	55		363	29,498
FOP	18	30		5	406
UOP	72	20		14	1,138
TOTALS	2,706			2,294	186,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	113.6520	125.02	286,796	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1736 HX Base Yr 2018



163 SE WOODHAVEN ST, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,417
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		213,117
SOH/AGL Deduction		152,186
ASSESSED VALUE		60,931
TOTAL EXEMPTION VALUE	HX HB DX	40,931
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		213,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051653	Roof Replacement	20,525	11/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1014	4/24/2026	QC	U	I	11	100
GRANTOR: KING KARL Q SR						
GRANTEE: KING KARL Q SR						
1338/0017	5/22/2017	WD	Q	I	01	154,000
GRANTOR: GARY & LINDSAY LAXTON						
GRANTEE: KARL Q KING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FEP= N11 W20 S11 E20$ W20 N11 W22 S17 FGR= S8 UOP= W6 S12 E6 N12$ S22 E22 N30 W22$ E22 S24 E26 FOP= E6 N3 W6 S3$ N3 E6 S3 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS