LOT 4 WOODHAVEN S/D UNIT 1.

761-194, LE 1571-1533

CREWS PAULA J
189 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08300-004

BUILDING CHARACTERISTICS

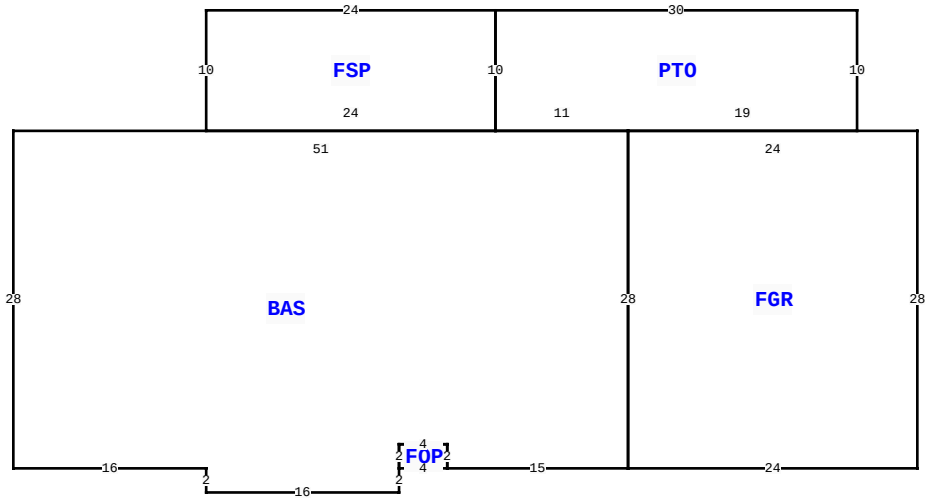
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,452	100		1,452	117,021
FGR	672	55		370	29,819
FOP	8	30		2	161
FSP	240	40		96	7,737
PTO	300	5		15	1,209
TOTALS	2,672			1,935	155,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	112.7140	123.99	239,921	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1452 HX Base Yr



189 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	0	0	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,949
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		182,249
SOH/AGL Deduction		70,498
ASSESSED VALUE		111,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,340
TOTAL JUST VALUE		182,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,078

SALE:1:1: LOT 4, WOODHAVEN UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1533	1/14/2026	LE	U	I	14	100
GRANTOR: CREWS PAULA J (ENH LI						
GRANTEE: GAINEY ANDREA LEA (						
0761/0194	6/09/1992	WD	Q	I		61,500
GRANTOR: WALTER DUNCAN						
GRANTEE: PAULA CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S28 E16 S2 E16 N2 FOP= E4 N2 W4 S2$ N2 E4 S2 E15
FGR= E24 N28 W24 S28$ N28$ PTO= E19 N10 W30 FSP= W24 S10 E24
N10$ S10 E11$. S10 E11$

LAND DESCRIPTION

TOTAL OB/XF 3,800

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 04/10/2017 BY BC Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS