LOT 7 WOODHAVEN S/D UNIT 1.

521-517.

LYON MICHAEL R/LYON DIANE M
255 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08300-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		2 100
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	154	100		154	13,118
BAS	1,108	100		1,108	94,382
FGR	435	55		239	20,359
FOP	124	30		37	3,152
UOP	60	20		12	1,022
UOP	120	20		24	2,044
TOTALS	2,001			1,574	134,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	119.1360	131.05	206,273	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1262 HX Base Yr



255 SE WOODHAVEN ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,077
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	153,627
SOH/AGL Deduction	57,429
ASSESSED VALUE	96,198
TOTAL EXEMPTION VALUE	98 HX HB 96,198
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	153,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042938	Roof Replacement	19,000	10/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0521/0517	9/01/1983	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						
0455/0055	3/01/1980	03	Q	I		32,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N11 W14 S11 E14$ W23 UOP= W15 S4 E15 N4$ S4
FGR= W15 S29 E15 N29$ S25 FOP= S4 E31 N4 W31 $ E31 N10 E11
N19$ UOP= N10 W12 S10 E12$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.34 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/17/2026 BY SYS