LOT 9 WOODHAVEN S/D UNIT 1.
624-279, DC 1324-1647, PB 1325-1

GIOVE BRUNO ARTURO
295 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08300-009

BUILDING CHARACTERISTICS

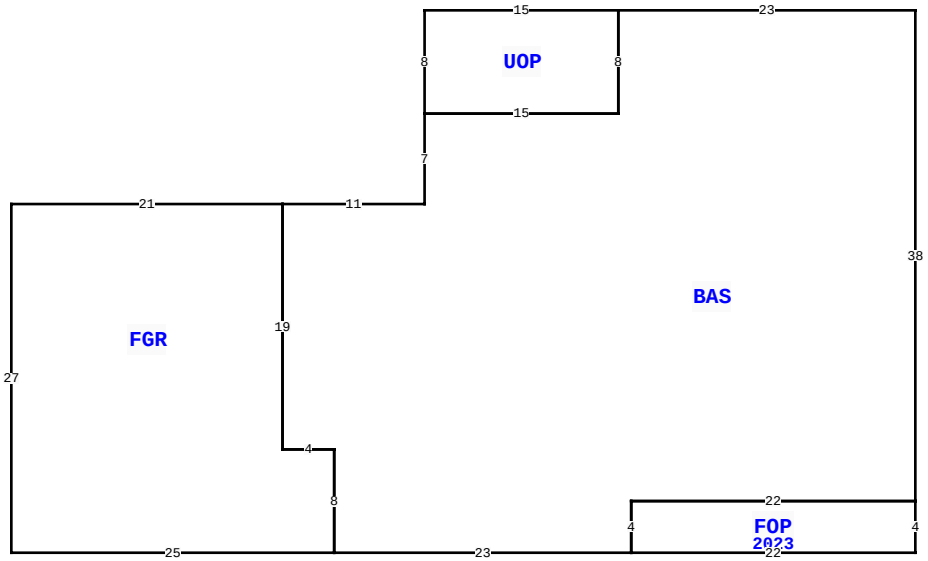
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,653	100		1,653	168,636
FGR	599	55		329	33,564
FOP	88	30	2023	26	2,652
UOP	120	20		24	2,448
TOTALS	2,460			2,032	207,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	136.8873	150.58	305,979	1980	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 2023 Heated Area: 1653 HX Base Yr 2023



295 SE WOODHAVEN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	25	38	1.00	UT	0.00	0.00	100	0	0	3	100	1,064	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,301
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		230,065
SOH/AGL Deduction		0
ASSESSED VALUE		230,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,654
TOTAL JUST VALUE		230,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1476	8/15/2022	WD	Q	I	01	240,000
GRANTOR: SHAW AMANDA						
GRANTEE: GIOVE BRUNO ARTURO						
1335/1524	4/19/2017	WD	Q	I	01	134,000
GRANTOR: SUSAN RENEE DENTON &						
GRANTEE: AMANDA & KEVIN SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S8 W15 S7 W11 S19 E4 S8 E23 N4 E22 N38 $
FGR=[ORIG=-49,15] W21 S27 E25 N8 W4 N19 $
UOP=[ORIG=-23,0] W15 S8 E15 N8 $
FOP=[YR=2023;ORIG=-22,38] S4 E22 N4 W22 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,264

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	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2022 BY ME Total Acres: 1.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS