LOT 14 WOODHAVEN S/D UNIT 1.
435-729, 786-2091, LE 1424-2780

DOONAN TERRY J/DOONAN BARBARA
371 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08300-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

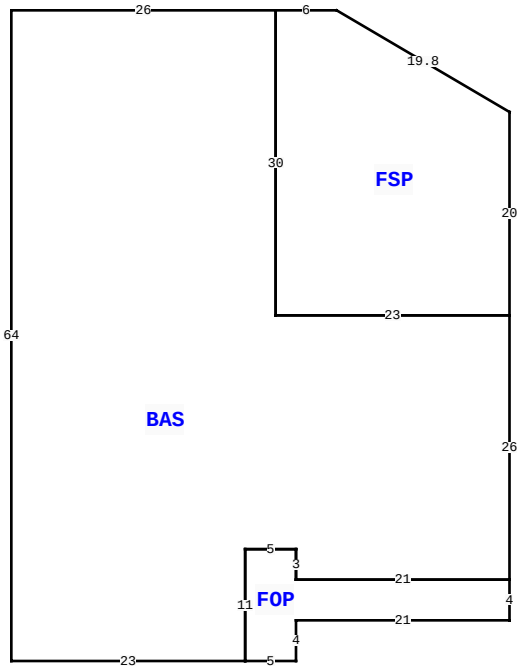
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,223	100		2,223	177,627
FOP	139	30		42	3,356
FSP	605	40		242	19,337
TOTALS	2,967			2,507	200,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	109.7600	122.93	308,186	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2223 HX Base Yr 1995



371 SE WOODHAVEN ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,321
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		232,121
SOH/AGL Deduction		95,970
ASSESSED VALUE		136,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,740
TOTAL JUST VALUE		232,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,421

SALE:1:1: LOT 14 WOODHAVEN UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050478	Electrical Servic	0	07/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2780	11/17/2020	LE	U	I	14	100
GRANTOR: TERRY J & BARBARA M D						
GRANTEE: MEGAN M FIRESTONE &						
0786/2091	2/28/1994	WD	Q	I		72,500
GRANTOR: DAVID M BALFOUR JR						
GRANTEE: TERRY J DOONAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S64 E23 FOP= E5 N4 E21 N4 W21 N3 W5 S11$ N11 E5 S3 E21 N26 FSP= N20 L17 U10 W6 S30 E23$ W23 N30$.

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	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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 03/25/2026 BY robin Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS