LOT 16 WOODHAVEN S/D UNIT 2.
399-603, WD 1266-1362, QC 1295-5

CANAVAN SAMANTHA MARIE
393 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08300-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

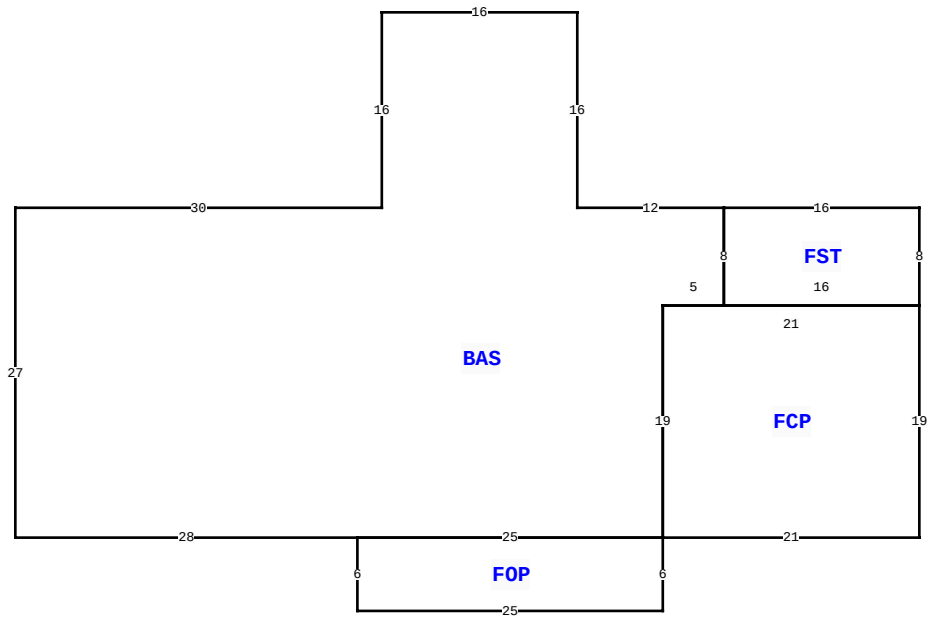
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,727	100		1,727	154,396
FCP	399	25		100	8,940
FOP	150	30		45	4,023
FST	128	55		70	6,258
TOTALS	2,404			1,942	173,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	122.8020	137.54	267,103	1978	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1727 HX Base Yr 2026



393 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		173,617
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,267
SOH/AGL Deduction		0
ASSESSED VALUE		198,267
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,856
TOTAL JUST VALUE		198,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/781	5/08/2025	WD	Q	I	01	250,000
GRANTOR: MCKINSTRY WILLIAM VIC						
GRANTEE: CANAVAN SAMANTHA MA						
1295/0552	5/04/2015	QC	U	I	11	0
GRANTOR: DAWN MCKINSTRY (SINGL						
GRANTEE: WILLIAM VICTOR MCKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N16 W16 S16 W30 S27 E28 FOP= S6 E25 N6 W25$ E25 FCP= E21 N19 W21 S19$ N19 E5FST= E16 N8 W16 S8$ N8$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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 07/25/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/08/2026 BY SYS