LOT 24 WOODHAVEN S/D UNIT 2.
530-81, 684-91, 842-2200, 907-19

RODRIGUEZ RYAN ROBERT
201 SE CROW CT
LAKE CITY, FL 32025

2026

09-4S-17-08300-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

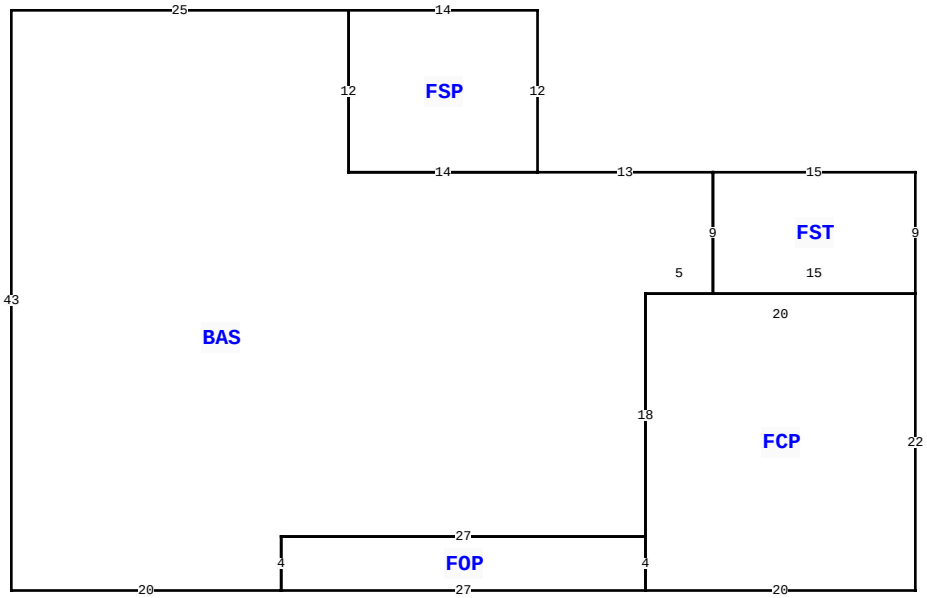
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,694	100		1,694	200,111
FCP	440	25		110	12,994
FOP	108	30		32	3,780
FSP	168	40		67	7,915
FST	135	55		74	8,741
TOTALS	2,545			1,977	233,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	124.6410	139.60	275,989	1978	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2023 Heated Area: 1694 HX Base Yr 2023



201 SE CROW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,542
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		256,542
SOH/AGL Deduction		5,679
ASSESSED VALUE		250,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,452
TOTAL JUST VALUE		256,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/414	6/13/2022	WD	Q	I	01	259,900
GRANTOR: BOSTON CARLOS						
GRANTEE: RODRIGUEZ RYAN ROBE						
1319/1577	8/01/2016	WD	U	I	11	100
GRANTOR: KALB RESIDENTIAL PROP						
GRANTEE: CARLOS & JORDAN BOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S43 E20 FOP= E27 N4 W27 S4$ N4 E27 FCP= S4 E20 N22 W20 S18$ N18 E5 FST= E15 N9 W15 S9$ N9 W13 FSP= N12 W14 S12 E14$ W14 N12$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 09/09/2022 BY ME Total Acres: 0.77 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/23/2026 BY SYS