

LOTS 29 & 30 WOODHAVEN S/D UNIT
419-615, 430-278, PB 1241-276, P

SLOAN MENETTA MARGARET/SLOAN BRITTANY YVETTE
120 SE CROW ST
LAKE CITY, FL 32025

2026

09-4S-17-08300-038
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,600	100	
FCP	360	25	
FOP	68	30	
FSP	144	40	
FST	120	55	
TOTALS	2,292		
			1,834
			148,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018	124.66	228,626	1978	1978	0	0	35.00	65.00
Heated Area: 1600 HX Base Yr 2018											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,607	
TOTAL MARKET OB/XF VALUE		3,600	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		197,207	
SOH/AGL Deduction		81,882	
ASSESSED VALUE		115,325	
TOTAL EXEMPTION VALUE		HX HB DX 56,411	
BASE TAXABLE VALUE		58,914	
TOTAL JUST VALUE		197,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30873	MAINT/ALTR	40	03/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/2001	1/13/2016	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (JEAN)						
GRANTEE: MENETTA MARGARET SL						
1307/2001	1/12/2016	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (JEAN)						
GRANTEE: MENETTA MARGARET SL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
3,600											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 FSP= N12 W12 S12 E12\$ W12 N12 W24 S42 E19 FOP= E17 N4 W17 S4\$ N4 E27 FCP= E20 N18 W20 S18\$ N18 E5 FST= E15 N8 W15 S8\$ N8\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00