LOT 40 WOODHAVEN S/D UNIT 2.
641-551-55, 663-371, 705-503, 84

LAWTON WILLIAM B SR/LAWTON PAULA M
575 SE WOODHAVEN ST
LAKE CITY, FL 32025

**2027**

**09-4S-17-08300-049**

## BUILDING CHARACTERISTICS

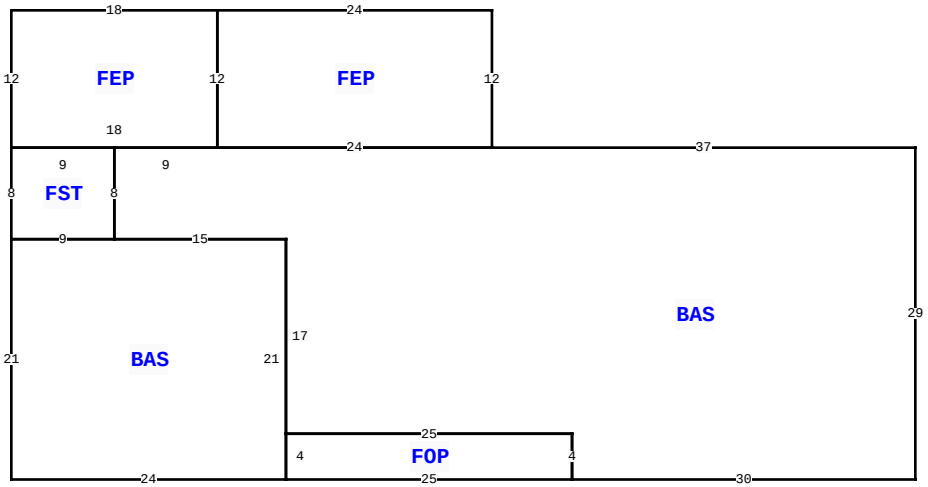
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 504 | 100 | | 504 | 41,477 |
| BAS | 1,615 | 100 | | 1,615 | 132,909 |
| FEP | 216 | 80 | | 173 | 14,238 |
| FEP | 288 | 80 | | 230 | 18,928 |
| FOP | 100 | 30 | | 30 | 2,469 |
| FST | 72 | 55 | | 40 | 3,292 |
| TOTALS | 2,795 | | | 2,592 | 213,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,592 | 115.1040 | 126.61 | 328,173 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1998 Heated Area: 2119 HX Base Yr 1998




575 SE WOODHAVEN ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 12 | 28 | 336.00 | UT | 70.00 | 70.00 | 100 | 2003 | 2003 | 3 | 40 | 9,408 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 880.00 | UT | 2.00 | 2.00 | 30 | 2003 | 2003 | 3 | 30 | 528 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 7 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 700 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 10 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 213,312 |
| TOTAL MARKET OB/XF VALUE | | 14,536 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 250,348 |
| SOH/AGL Deduction | | 111,786 |
| ASSESSED VALUE | | 138,562 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 138,562 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 250,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 254,241 |

BLDG:1:1: DOR 1998
XFOB:1:1: DOR 1998
LAND:1:1: DOR 1998

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054065 | Roof Replacement | 19,500 | 09/16/2025 |
| 20760 | POOL | 145 | 06/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0849/2125 | 12/03/1997 | WD | Q | I | | 77,000 |
| GRANTOR: SMITH | | | | | | |
| GRANTEE: LAWTON | | | | | | |
| 0705/0503 | 12/21/1989 | WD | U | I | | 53,000 |
| GRANTOR: ADARIN RANDALL | | | | | | |
| GRANTEE: EVAN E SMITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W37 FEP= N12 W24 S12 E24$ W24 FEP= N12 W18 S12 E18$ W9 FST= W9 S8 E9 N8$ S8 BAS= W9 S21 E24 N21 W15$ E15 S17 FOP= S4 E25 N4 W25$ E25 S4 E30 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 14,536

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS