LOT 41 WOODHAVEN S/D UNIT 2.

WD 579-67, WD 1089-1046, QC 1317

FLEENER CURTIS LEE/FLEENER CHARITY ANNE
135 SE CUSTER WAY
LAKE CITY, FL 32025

2027

09-4S-17-08300-051

BUILDING CHARACTERISTICS

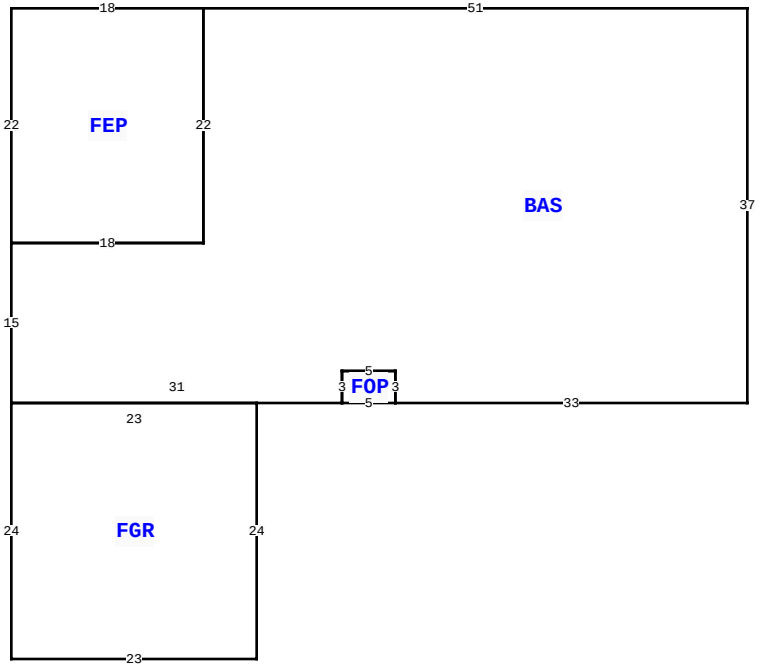
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,142	100		2,142	228,461
FEP	396	80		317	33,810
FGR	552	55		304	32,424
FOP	15	30		4	427
TOTALS	3,105			2,767	295,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	114.0720	125.48	347,203	1985	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2023 Heated Area: 2142 HX Base Yr 2023



135 SE CUSTER WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,123
TOTAL MARKET OB/XF VALUE		15,352
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		332,975
SOH/AGL Deduction		0
ASSESSED VALUE		332,975
TOTAL EXEMPTION VALUE	HX HB VX 13	332,975
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		332,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1431	5/26/2022	WD	Q	I	01	305,000
GRANTOR: KASPER CHARLOTTE A						
GRANTEE: FLEENER CURTIS LEE						
1317/2402	7/01/2016	QC	U	I	11	100
GRANTOR: KEVIN B KASPER						
GRANTEE: CHARLOTTE A KASPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 FEP= W18 S22 E18 N22$ S22 W18 S15 FGR= S24 E23N24 W23$ E31 FOP= E5 N3 W5 S3$ N3 E5 S3 E33 N37$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	52.50	52.50	100	1988	1988	3	40	10,752	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,352

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 08/18/2020 BY KR Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS