LOT 42 WOODHAVEN S/D UNIT 2.

487-520, 626-048, 879-18, 932-38

LEE HENRY WADE/LEE TOMI SUE
P O BOX 173
LAKE CITY, FL 32056-0173

2027

09-4S-17-08300-052

BUILDING CHARACTERISTICS

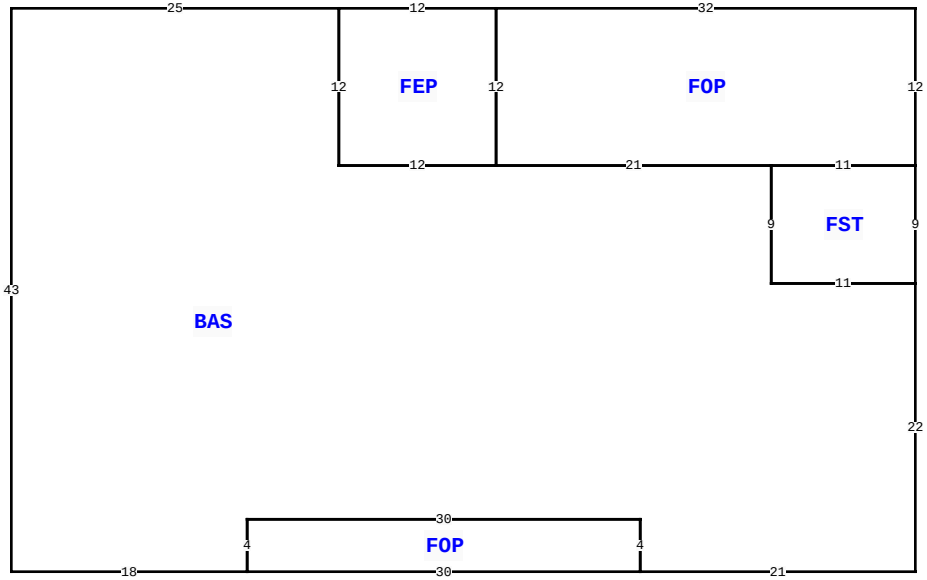
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,220	100		2,220	180,476
FEP	144	80		115	9,349
FOP	120	30		36	2,927
FOP	384	30		115	9,349
FST	99	55		54	4,390
TOTALS	2,967			2,540	206,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	113.7024	125.07	317,678	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2220 HX Base Yr 2002



159 SE CUSTER WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,491
TOTAL MARKET OB/XF VALUE		18,839
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		247,830
SOH/AGL Deduction		92,769
ASSESSED VALUE		155,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,650
TOTAL JUST VALUE		247,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12512	POOL	90	05/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1847	1/30/2023	LE	U	I	14	100
GRANTOR: LEE HENRY WADE						
GRANTEE: LAXTON GARY WAYNE (						
1470/461	6/30/2022	LE	U	I	14	100
GRANTOR: LEE HENRY WAYNE						
GRANTEE: LAXTON GARY WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= N12 W12 S12 E12$ W12 N12 W25 S43 E18 FOP= E30 N4 W30 S4$ N4 E30 S4 E21 N22 FST= N9 W11 S9 E11$ W11 N9$ FOP= E11 N12 W32 S12 E21$.

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	400	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	935.00	UT	1.50	1.50	100	1997	1997	3	100	1,403	
5	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 18,839

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 04/10/2017 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS