LOT 44 WOODHAVEN S/D UNIT 2.
454-412, 925-2922, 2924, PB 1030

GILLEN FAMILY TRUST DATED MAY 7, 2026
146 SE PUEBLO WAY
LAKE CITY, FL 32025

2027

09-4S-17-08300-054

BUILDING CHARACTERISTICS

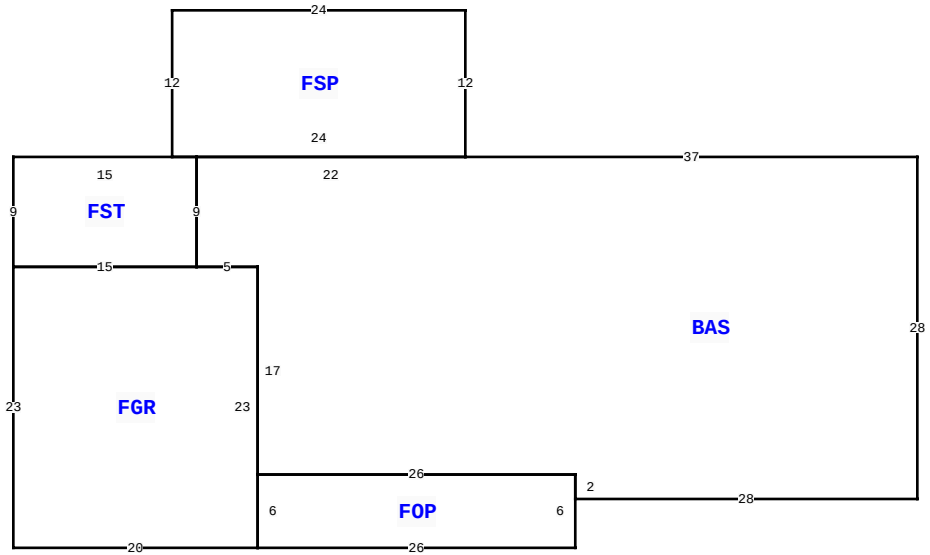
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,505	100		1,505	127,095
FGR	460	55		253	21,366
FOP	156	30		47	3,969
FSP	288	40		115	9,712
FST	135	55		74	6,249
TOTALS	2,544			1,994	168,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	118.1070	129.92	259,060	1980	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1505 HX Base Yr



205 SE CUSTER WAY, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	168,389
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	192,889
SOH/AGL Deduction	0
ASSESSED VALUE	192,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,889
TOTAL JUST VALUE	192,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044914	Roof Replacement	3,363	07/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1054	5/07/2026	QC	U	I	11	100
GRANTOR: GILLEN MILLARD C						
GRANTEE: GILLEN FAMILY TRUST						
1041/1597	3/23/2005	WD	Q	I		115,900
GRANTOR: JERRY TYLER AS PERS R						
GRANTEE: MILLARD C & ELENI G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FSP= N12 W24 S12 E24$W22FST= W15S9 E15 N9$ S9 FGR= W15 S23 E20 N23 W5$ E5 S17 FOP= S6 E26 N6 W26$ E26 S2 E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		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 08/02/2022 BY JS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS