LOT 46 WOODHAVEN S/D UNIT 2.

ORB 475-633, 646-089, 916-1950,

LOWE RYAN KENNETH
12893 TIMBER RIDE DR
FORT MYERS, FL 33913

2027

09-4S-17-08300-056

BUILDING CHARACTERISTICS

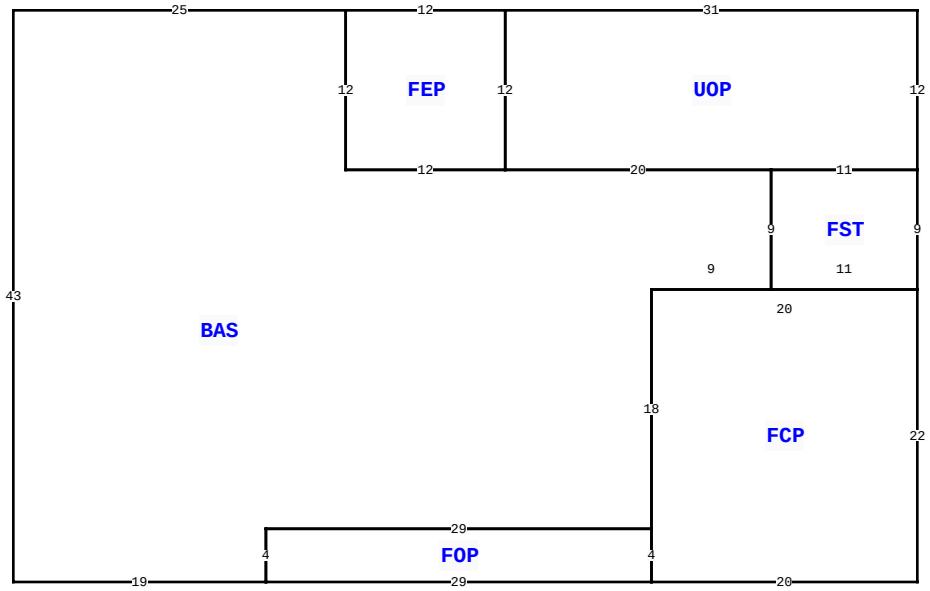
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,753	100		1,753	156,105
FCP	440	25		110	9,796
FEP	144	80		115	10,241
FOP	116	30		35	3,117
FST	99	55		54	4,809
UOP	372	20		74	6,590
TOTALS	2,924			2,141	190,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	124.5480	137.00	293,317	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1753 HX Base Yr



249 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,656
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	217,456
SOH/AGL Deduction	0
ASSESSED VALUE	217,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,456
TOTAL JUST VALUE	217,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2457	11/24/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOWE						
GRANTEE: LOWE RYAN KENNETH						
1258/1617	7/10/2013	WD	U	I	12	88,800
GRANTOR: SUN TRUST MORTGAGE						
GRANTEE: KENNETH R LOWE SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N12 W12 S12 E12$ W12 N12 W25 S43 E19 FOP= E29 N4 W29 S4$ N4 E29 FCP= S4 E20 N22 W20 S18$ N18E9 FST= E11 N9 W11 S9$ N9$ UOP= E11 N12 W31 S12 E20$.

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 04/10/2017 BY BC Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS