LOT 10 WOODHAVEN S/D UNIT 4.
487-391, 649-65, 764-1297, 772-1

CREWS PAULA JEAN/CREWS CHARLES E SR
138 SE CUSTER WAY
LAKE CITY, FL 32025

2027

09-4S-17-08300-082

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

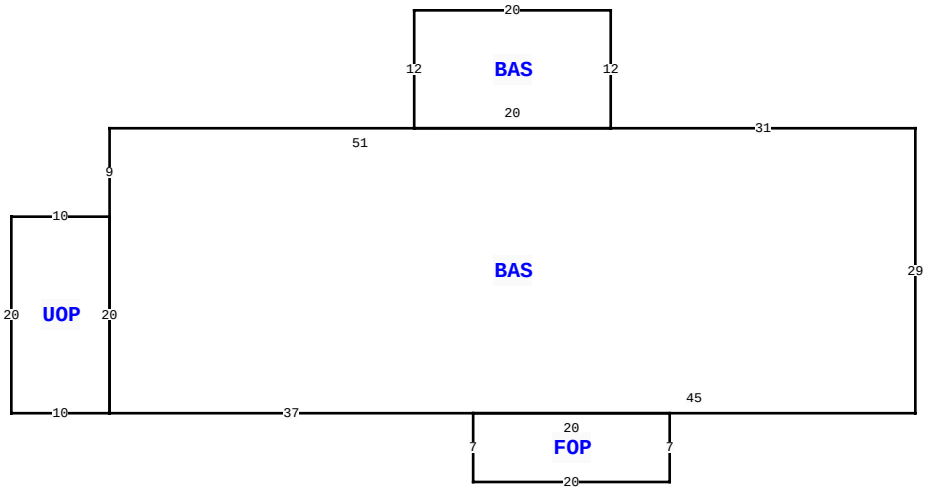
NEIGHBORHOOD/LOC 9417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,538
BAS	2,378	100		2,378	193,584
FOP	140	30		42	3,419
UOP	200	20		40	3,257
TOTALS	2,958			2,700	219,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,700	113.8560	125.24	338,148	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2618 HX Base Yr



138 SE CUSTER WAY, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,796
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	240,746
SOH/AGL Deduction	0
ASSESSED VALUE	240,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,746
TOTAL JUST VALUE	240,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,748

SALE:3:1: 1/2 INTEREST - WIFE TO HUSBAND
SALE:2:1: LOT 10 WOODHAVEN UNIT IV
SALE:1:1: LOT 10 WOODHAVEN UNIT IV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27033	MAINT/ALTR	25	05/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1563	7/15/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CREWS						
GRANTEE: CREWS PAULA JEAN						
1552/2136	10/27/2025	QC	U	I	11	100
GRANTOR: CREWS CHARLES E JR						
GRANTEE: KIGHT-FITZ KRISTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= N12 W20 S12 E20$ W51 S9 UOP= W10 S20 E10 N20$ S20 E37 FOP= S7 E20N7 W20$ E45 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY BC Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS