

LOTS 11 & 20 WOODHAVEN S/D UNIT
465-139, 793-1795, DC 1451-2439,

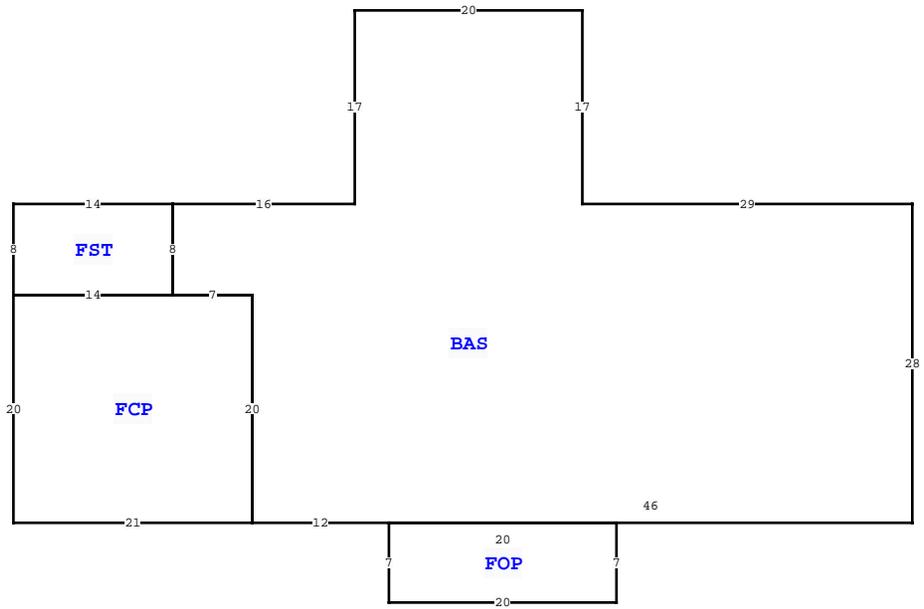
TUNING GEORGE/TUNING FRANCES
164 SE CUSTER WAY
LAKE CITY, FL 32025

2026

09-4S-17-08300-083

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 Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 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	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1995								
Heated Area: 2020						HX Base Yr 1995					



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	2,020	100		2,020	171,176
FCP	420	25		105	8,898
FOP	140	30		42	3,559
FST	112	55		62	5,254
TOTALS	2,692			2,229	188,887

164 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

L N	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	1,000	
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	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

TOTAL OB/XF 17,936

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	33,300							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			188,887	
TOTAL MARKET OB/XF VALUE			17,936	
TOTAL LAND VALUE - MARKET			33,300	
TOTAL MARKET VALUE			240,123	
SOH/AGL Deduction			107,239	
ASSESSED VALUE			132,884	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			81,473	
TOTAL JUST VALUE			240,123	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			240,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25271	MAINT/ALTR	100	12/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2621	5/31/2022	LE U	I	I	14	100
GRANTOR: TUNING GEORGE						
GRANTEE: TUNING GEORGE						
0793/1795	7/28/1994	WD Q	I			86,000
GRANTOR: MERLYN GLENN BAS & JA						
GRANTEE: GEORGE & SHARON D T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 N17 W20 S17 W16 FST= W14 S8 E14 N8\$ S8 FCP= W14 S20 E21 N20 W7\$ E7 S20 E12FOP= S7 E20 N7 W20\$ E46 N28\$.	