

LOT 14 WOODHAVEN S/D UNIT 4.  
458 156, 690-35, 782-303, DC 910

ECHOLS ELAINE  
P O BOX 1764  
LAKE CITY, FL 32056

**2026**

09-4S-17-08300-086  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 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	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,050	116.8200	130.84	268,222	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1522 HX Base Yr 2020

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,344
TOTAL MARKET OB/XF VALUE	2,488
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	195,332
SOH/AGL Deduction	50,511
ASSESSED VALUE	144,821
TOTAL EXEMPTION VALUE	144,821
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	195,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,015

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	1,522	100		1,522	129,440
FEP	288	80		230	19,560
FGR	360	55		198	16,839
FOP	112	30		34	2,892
FST	120	55		66	5,613
TOTALS	2,402			2,050	174,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7869	REMODEL	8,000	12/07/1993

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/1389	3/20/2007	WD	Q	I		180,000

GRANTOR: MOLLIE BURCH  
GRANTEE: ELAINE ECHOLS  
1046/1789 5/17/2005 WD Q I 141,000  
GRANTOR: NANCY DIANE BROYLES  
GRANTEE: MOLLIE BURCH

240 SE CUSTER WAY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

04/21/2023 MLU

**EXTRA FEATURES**

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	0	0	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	0	0	2.00	100	1994	1994	3	100	288	
4	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2004	2004	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2012	2012	3	100	200	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W25 S26 E32 FOP= S7 E16N7 W16\$ E25 FGR= E20 N18 W20 S18\$ N18 E5 FST= E15 N8 W15 S8\$ N8 W13 FEP= N12 W24 S12 E24\$ W24\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							