LOT 22 WOODHAVEN S/D UNIT 4.
509-542, 680-639, 732-451, CT 14

A MORENO FLORES ISMAEL
144 SW PATIENCE PL
LAKE CITY, FL 32025

2027

09-4S-17-08300-094

BUILDING CHARACTERISTICS

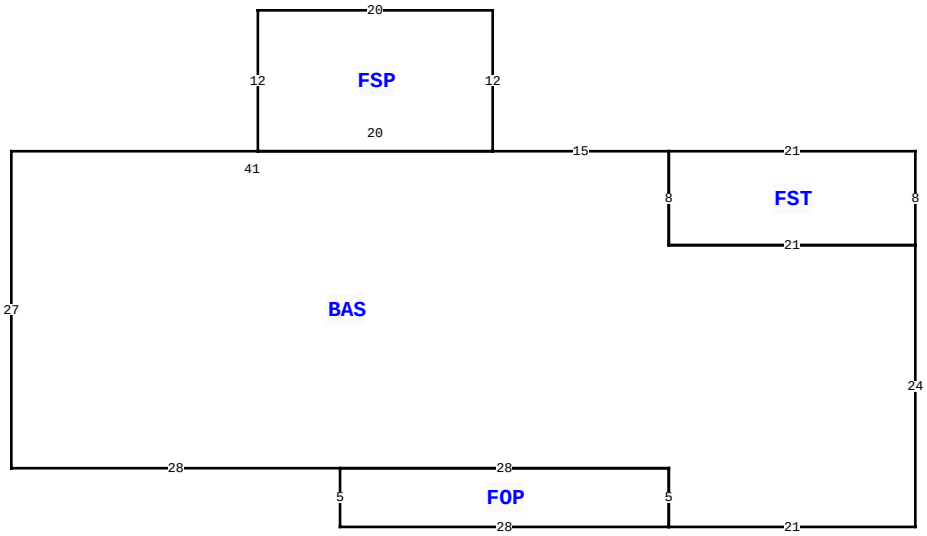
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,016	100		2,016	170,304
FOP	140	30		42	3,548
FSP	240	40		96	8,110
FST	168	55		92	7,772
TOTALS	2,564			2,246	189,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	109.7070	120.68	271,047	1981	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 2016 HX Base Yr



144 SE PATIENCE PL, 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	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	2012	2012	3	100	400	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	189,733
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	208,983
SOH/AGL Deduction	0
ASSESSED VALUE	208,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,983
TOTAL JUST VALUE	208,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,426

SALE:1:1: LOT 22, WOODHAVEN UNIT IV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053455	Solar Power Syste	99,840	06/25/2025
000050508	Roof Replacement	18,895	08/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2283	5/13/2025	WD	U	I	12	295,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: A MORENO FLORES ISM						
1463/1619	3/23/2022	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W20 S12 E20$ W41 S27 E28 FOP= S5 E28 N5 W28$ E28 S5 E21 N24 FST= N8 W21 S8 E21$ W21 N8$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 06/18/2025 BY TP Total Acres: 0.38 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/17/2026 BY SYS