LOT 2 DEERWOOD FOREST UNIT 1.
436-20, 948-649, 1028-391, 1036-

DILLON MICHAEL/DILLON LINDA
316 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08302-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 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

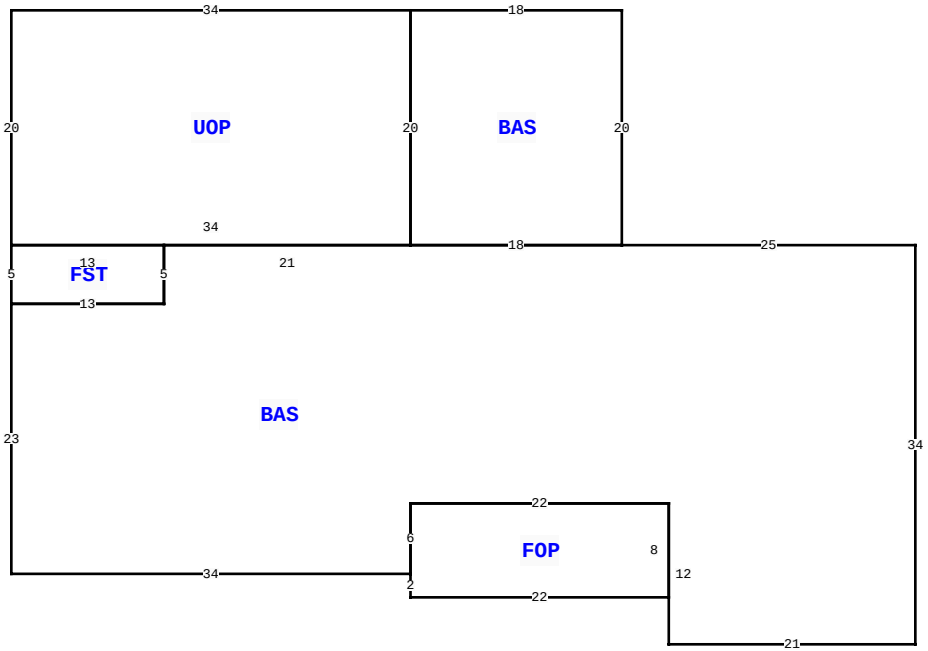
NEIGHBORHOOD/LOC 9417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	29,306
BAS	2,085	100		2,085	169,731
FOP	176	30		53	4,315
FST	65	55		36	2,931
UOP	680	20		136	11,071
TOTALS	3,366			2,670	217,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,670	113.8560	125.24	334,391	1979	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2445 HX Base Yr



316 SE WOODHAVEN ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,354
TOTAL MARKET OB/XF VALUE	12,680
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	248,534
SOH/AGL Deduction	0
ASSESSED VALUE	248,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,534
TOTAL JUST VALUE	248,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056275	Roof Replacement	16,000	08/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/462	2/27/2026	WD	Q	I	01	300,000
GRANTOR: LANG PATRICIA H						
GRANTEE: DILLON MICHAEL						
1489/1716	4/28/2023	LE	U	I	14	100
GRANTOR: LANG PATRICIA H						
GRANTEE: LANG PATRICIA H (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W18 W21 S5 W13 S23 E34 N6 E22 S12 E21 N34 $
UOP=[ORIG=-43,0] N20 W34 S20 E34 $
BAS=[ORIG=-25,0] N20 W18 S20 E18 $
FOP=[ORIG=-43,28] S2 E22 N8 W22 S6 $
FST=[ORIG=-64,0] W13 S5 E13 N5 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	0	20	44	880.00	UT	5.00	5.00	100	2004	2004	3	100	4,400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
5	0060	CARPORT F	0	0	28	60	1,480.00	UT	3.50	3.50	100	2012	2012	3	100	5,180	

LAND DESCRIPTION

TOTAL OB/XF 12,680

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS