

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

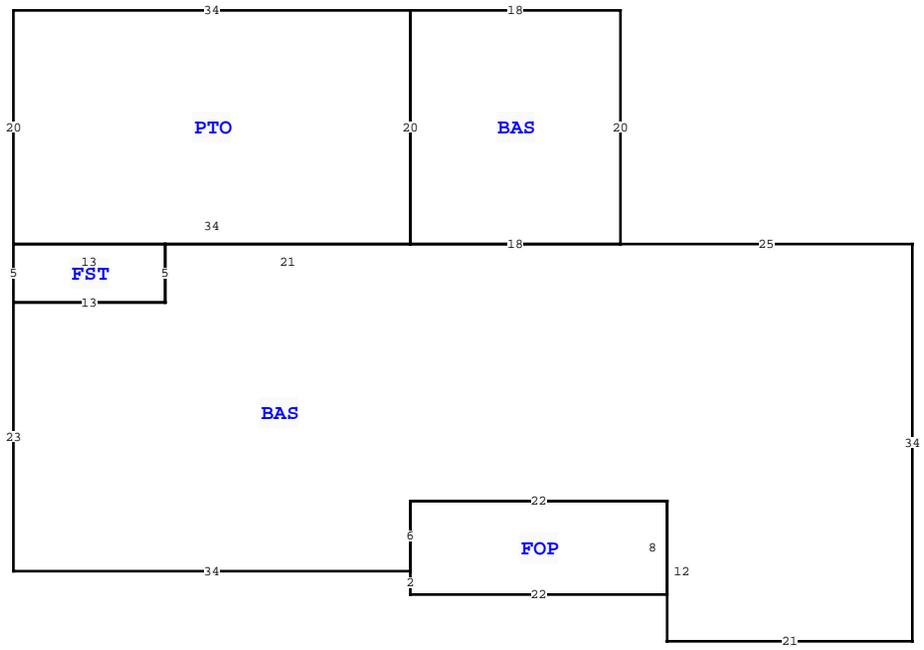
DILLON MICHAEL/DILLON LINDA
316 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-002

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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 90				
Interior Floor	08 SHT VINYL 10				
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 Units	05 CONV 100 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	33,040
BAS	2,085	100		2,085	191,355
FOP	176	30		53	4,864
FST	65	55		36	3,304
PTO	680	5		34	3,121
TOTALS	3,366			2,568	235,683

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,568	115.0080	131.11	336,690	1979	1995		0	0	30.00	70.00
1 SINGLE FAM 0% - 2022 Heated Area: 2445 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,683
TOTAL MARKET OB/XF VALUE			12,680
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			266,863
SOH/AGL Deduction			0
ASSESSED VALUE			266,863
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			266,863
TOTAL JUST VALUE			266,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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)						

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	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	

TOTAL OB/XF												
12,680												
316 SE WOODHAVEN ST, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/21/2023 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W25 BAS= N20 W18 S20 E18\$ W18 PTO= N20 W34 S20 E34\$ W21												
FST= W13 S5 E13 N5\$ S5 W13 S23 E34 FOP= S2 E22 N8W22 S6\$ N6												
E22 S12 E21 N34\$.												

LAND DESCRIPTION																								
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							