LOT 4 DEERWOOD FOREST UNIT 1.
503-159, WD 1043-2004, WD 1043-2

ABBOTT JEFFRY S/ABBOTT ELAINE N
276 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08302-004

BUILDING CHARACTERISTICS

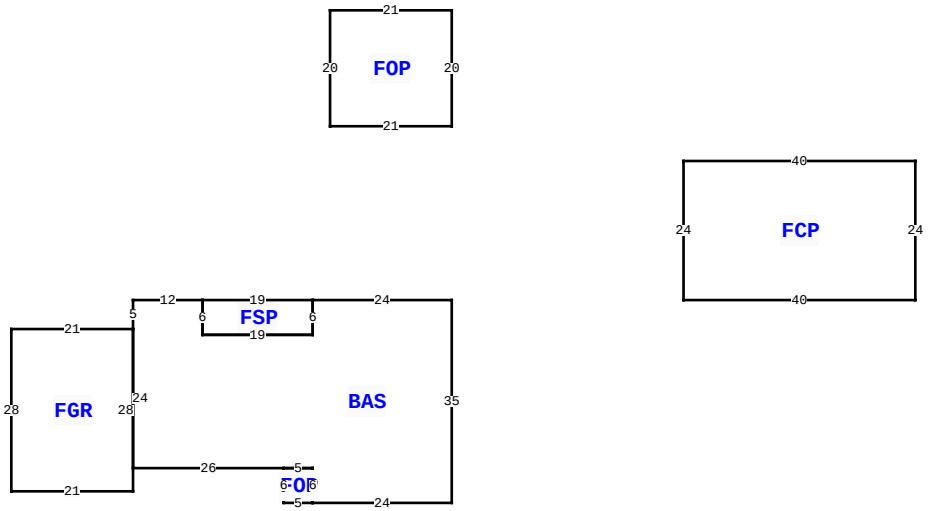
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,625	100		1,625	144,929
FCP	960	25		240	21,405
FGR	588	55		323	28,807
FOP	30	30		9	803
FOP	420	30		126	11,238
FSP	114	40		46	4,103
TOTALS	3,737			2,369	211,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	115.8300	127.41	301,834	1980	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1625 HX Base Yr 2017



276 SE WOODHAVEN ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,284
TOTAL MARKET OB/XF VALUE	17,828
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	247,612
SOH/AGL Deduction	143,828
ASSESSED VALUE	103,784
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	52,373
TOTAL JUST VALUE	247,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0281	5/17/2016	WD	Q	I	01	160,000
GRANTOR: JAMES E & KATHLEEN R						
GRANTEE: JEFFRY S & ELAINE M						
1043/2006	4/15/2005	WD	Q	I		189,000
GRANTOR: WILLIAM LARRY HORTON						
GRANTEE: JAMES E & KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W19 S6 E19 N6$S6 W19 N6 W12 S5 FGR= W21S28 E21 N28$ S24 E26 FOP= S6 E5 N6 W5$ E5 S6 E24 N35$ PTR=N30 FOP= N20 W21 S20 E21$ S30 PTR=E40 FCP= E40 N24 W40 S24$ W40$.

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	100	24	93	1.00	UT	0.00	0.00	100	0	0	3	100	1,116	
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	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0252	LEAN-TO W/	0	100	12	24	1.00	UT	0.00	0.00	100	2004	2004	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 17,828

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	100		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 04/11/2017 BY BC Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS