LOT 5 DEERWOOD FOREST UNIT 1.
462-388, LE 1511-1837, LE 1513-2

COBB WILLIAM LEE
254 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

09-4S-17-08302-005

BUILDING CHARACTERISTICS

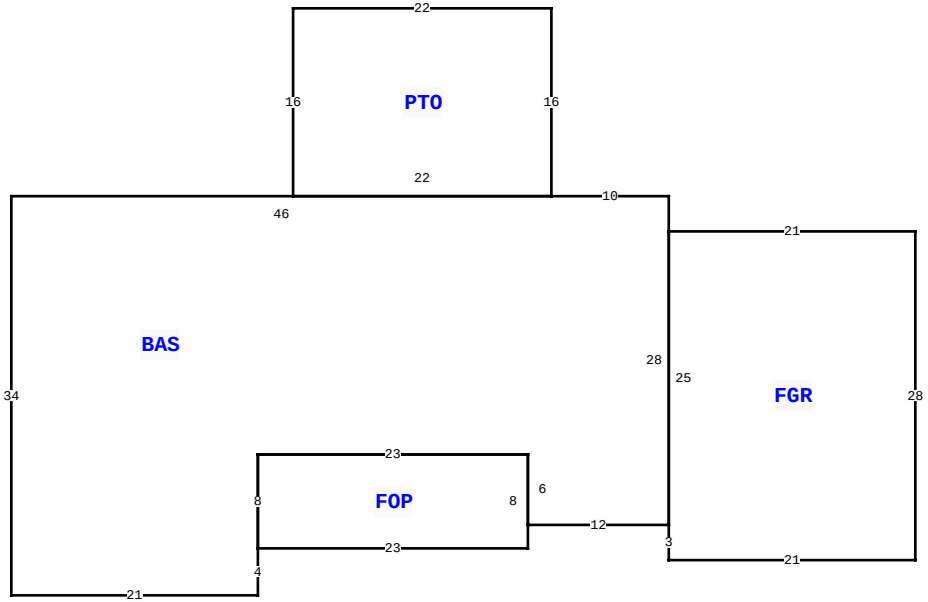
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,556	100		1,556	124,968
FGR	588	55		323	25,942
FOP	184	30		55	4,417
PTO	352	5		18	1,446
TOTALS	2,680			1,952	156,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	112.3260	123.56	241,189	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1556 HX Base Yr



254 SE WOODHAVEN ST, 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	100	17	18	1.00	UT	0.00	0.00	100	0	0	3	100	897	
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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	2004	2004	3	100	288	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,773
TOTAL MARKET OB/XF VALUE		5,685
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,958
SOH/AGL Deduction		64,843
ASSESSED VALUE		116,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,704
TOTAL JUST VALUE		180,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2667	5/06/2024	LE	U	I	14	100
GRANTOR: COBB WILLIAM LEE (ENH						
GRANTEE: COBB THOMAS L (RMDR						
1511/1837	4/02/2024	LE	U	I	14	100
GRANTOR: COBB WILLIAM LEE (ENH						
GRANTEE: COBB THOMAS L (RMDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N16 W22 S16 E22$ W46 S34 E21 N4 FOP= E23N8 W23 S8$ N8 E23 S6 E12 FGR= S3 E21 N28 W21 S25$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,685

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