

LOT 6 DEERWOOD FOREST UNIT 1.
464-563, 597-705, 639-44, 730-10

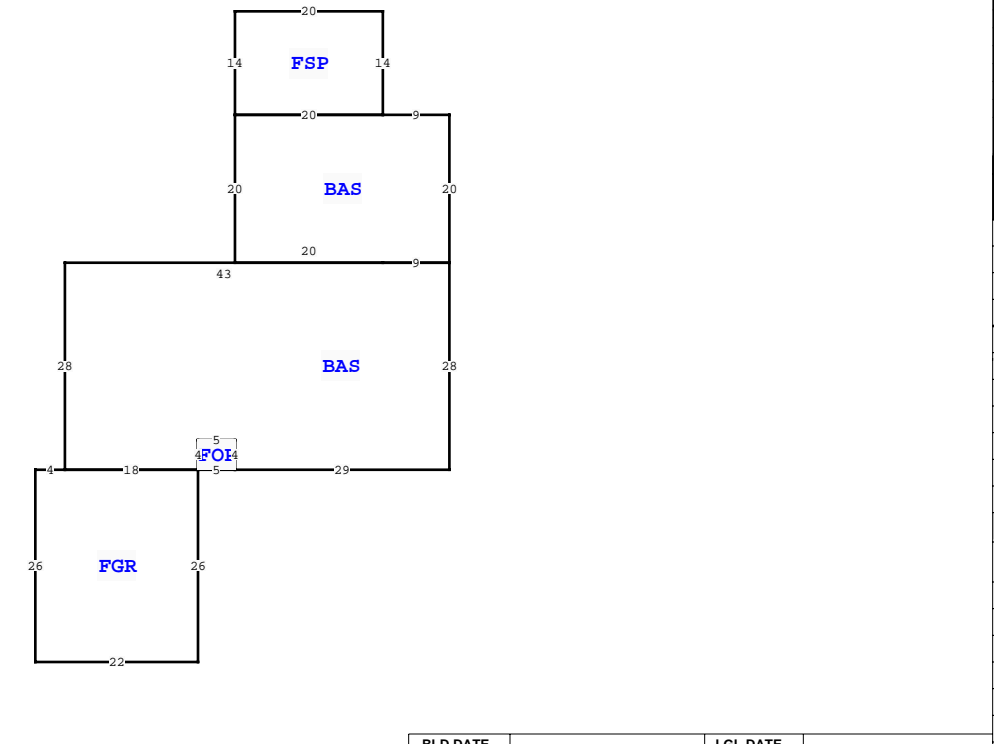
WALKER CHARLYNE L
234 SE WOODHAVEN ST
LAKE CITY, FL 32025-3961

2026

09-4S-17-08302-006

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,449	103.7520	116.20	284,574	1980	1999	0	0	0	32.50	67.50



Quality					
DOR CODE	05 05				
MAP NUM	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	580	100		580	45,492
BAS	1,436	100		1,436	112,633
FGR	572	55		315	24,707
FOP	20	30		6	470
FSP	280	40		112	8,784
TOTALS	2,888			2,449	192,087

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	192,087	
TOTAL MARKET OB/XF VALUE	4,474	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	215,061	
SOH/AGL Deduction	77,138	
ASSESSED VALUE	137,923	
TOTAL EXEMPTION VALUE	56,411	
BASE TAXABLE VALUE	81,512	
TOTAL JUST VALUE	215,061	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	218,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31507	ADDN SFR	298	10/09/2013
27655	MAINT/ALTR	30	02/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2151	11/12/2019	LE U	I	I	14	100

234 SE WOODHAVEN ST, LAKE CITY

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	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0166	CONC, PAVMT	0	100	0	0	2,474.00	UT	1.00	100	2004	2004	3	100	2,474	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF																								
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

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