LOT 9 DEERWOOD FOREST UNIT 1.
451-76, WD 1041-2603, WD 1071-15

SISTARE ANGELA JOY
172 SE WOODHAVEN ST
LAKE CITY, FL 32025-2996

2026

09-4S-17-08302-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

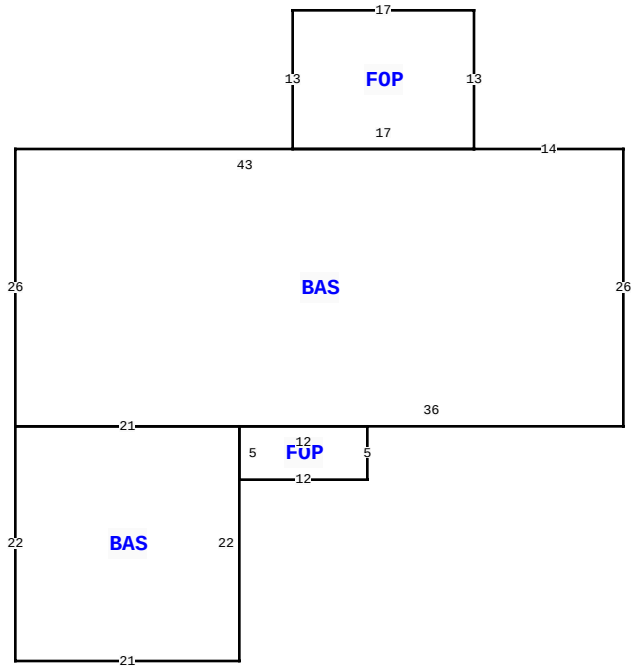
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	462	100		462	55,280
BAS	1,482	100		1,482	177,326
FOP	60	30		18	2,154
FOP	221	30		66	7,898
TOTALS	2,225			2,028	242,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	129.5800	147.72	299,576	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1944 HX Base Yr 2020



172 SE WOODHAVEN ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,657
TOTAL MARKET OB/XF VALUE		5,083
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		266,240
SOH/AGL Deduction		119,544
ASSESSED VALUE		146,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,285
TOTAL JUST VALUE		266,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053471	Roof Replacement	13,750	06/26/2025
24587	SFR	476	06/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0857	3/15/2019	WD	Q	I	01	175,000
GRANTOR: DAVID WILLIAM & PAULI						
GRANTEE: ANGELA JOY SISTARE						
1344/0454	9/08/2017	WD	Q	I	01	170,000
GRANTOR: RANDY & CLYDE HIGGS						
GRANTEE: DAVID WILLIAM & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N13 W17 S13 E17$ W43 S26 BAS= S22 E21 N22 W21$ E21 FOP= S5 E12 N5 W12$ E36 N26$.

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	0	0	861.00	UT	3.00	3.00	100	2006	2006	3	100	2,583	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,083

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 08/25/2025 BY chuck Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS