

LOT 10 BLOCK A DEERWOOD FOREST
 UNIT 3. ORB 406-572,
 827-1848, 870-2137, 875-1813,

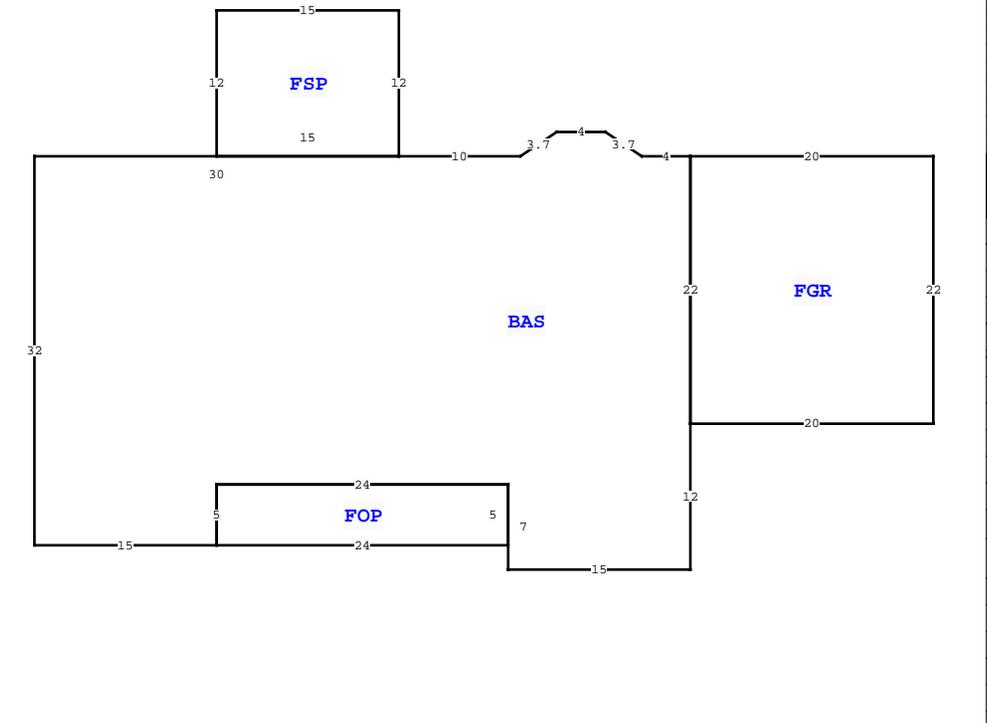
WOODFIELD ROBERT R/WOODFIELD LINDA M
 170 SE DEERWOOD GLN
 LAKE CITY, FL 32025

2026

10-4S-17-08302-160


| ELEMENT | CD | CONSTRUCTION |
|--------------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 70 |
| Interior Floor | 15 | HARDTILE 30 |
| 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 |
| 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 | 2,002 | 126.4230 | 144.12 | 288,528 | 1999 | 1999 | 0 | 0 | 26.00 | 74.00 | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,652 | 100 | | 1,652 | 176,184 |
| FGR | 440 | 55 | | 242 | 25,809 |
| FOP | 120 | 30 | | 36 | 3,839 |
| FSP | 180 | 40 | | 72 | 7,679 |
| TOTALS | 2,392 | | | 2,002 | 213,511 |

| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 1,208.00 | UT | 2.00 | 2.00 | 100 | 1999 | 1999 | 3 | 100 | 2,416 | |
| 2 | 0120 | CLFENCE | 4 | 0 | 100 | 230.00 | UT | 4.50 | 4.50 | 100 | 1999 | 1999 | 3 | 100 | 1,035 | |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,451 | | | | | | | | | | | | |

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,451 | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|-----------|--------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 213,511 |
| TOTAL MARKET OB/XF VALUE | | | 3,451 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 235,462 |
| SOH/AGL Deduction | | | 89,338 |
| ASSESSED VALUE | | | 146,124 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 94,713 |
| TOTAL JUST VALUE | | | 235,462 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 234,548 |
| SALE:1:1: LOT 10 BLK A DEERWOOD FOREST UNIT 3 | | | |

| SALES DATA | | | | | |
|--------------------------------|-----------|-----------|-------------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / | RSN CD | SALE PRICE |
| 1201/2759 | 9/17/2010 | WD Q | Q I | 01 | 155,000 |
| GRANTOR: MARK E & KRISTI C FEA | | | | | |
| GRANTEE: ROBERT & LINDA WOOD | | | | | |
| 1022/1915 | 8/02/2004 | WD Q | Q I | | 138,000 |
| GRANTOR: BRIAN & WENDY SAUNDER | | | | | |
| GRANTEE: MARK E & KRISTI C F | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W4 U2 L3 W4 L3 D2 W10 FSP= N12 W15 S12 E15\$ W30 S32 E15 FOP= E24 N5 W24 S5\$ N5 E24 S7 E15 N12 FGR= E20 N22 W20 S22\$ N22\$. | | | | | | | | | | | | |