

LOT 19 BLK A WOODCREST S/D.
835-2018, 934-451, WD 1058-1264,

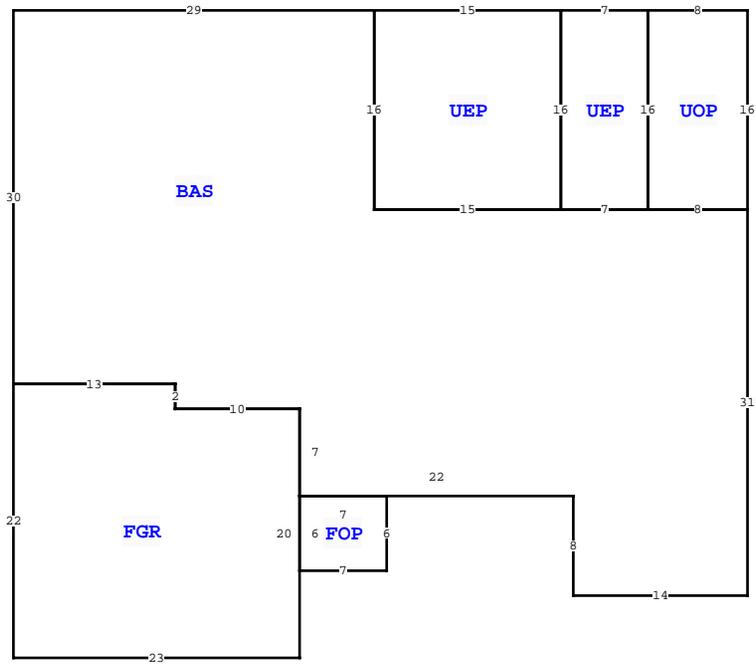
MARSHE OLGA A
118 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-119

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	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2018									Heated Area: 1746	HX Base Yr 2018



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100		1,746	182,597
FGR	486	55		267	27,923
FOP	42	30		13	1,359
UEP	112	60		67	7,007
UEP	240	60		144	15,060
UOP	128	20		26	2,719
TOTALS	2,754			2,263	236,665

118 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0	932.00	UT	1.50	1.50	100	1997	1997	3	100	1,398	
2	0169	FENCE/WOOD	0	100	45	8	360.00	UT	7.50	7.50	100	1997	1997	3	100	2,700	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION														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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			236,665
TOTAL MARKET OB/XF VALUE			5,698
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			277,363
SOH/AGL Deduction			93,745
ASSESSED VALUE			183,618
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			127,207
TOTAL JUST VALUE			277,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12242	SFR	295	03/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1354	9/20/2017	WD	Q	I	01	177,000
GRANTOR: LINDA WALSER						
GRANTEE: FREDERIC B & OLGA A						
1079/0909	3/30/2006	WD	Q	I		194,500
GRANTOR: RUBY GIBBS						
GRANTEE: DANNY & LINDA WALSE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W29 S30 FGR= S22 E23 N20 W10 N2 W13\$ E13 S2 E10 S7 FOP= S6 E7 N6 W7\$ E22 S8 E14 N31 UOP= N16 W8 S16 E8\$ W8 UEP= N16 W7 S16 E7\$ W7 UEP= N16 W15 S16 E15\$W15 N16\$.