LOT 21 BLK A WOODCREST.

887-1420, 942-547, 944-1452, WD

SCHRECK KEVIN JOSEPH/SCHRECK DEMA L
160 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	06	06

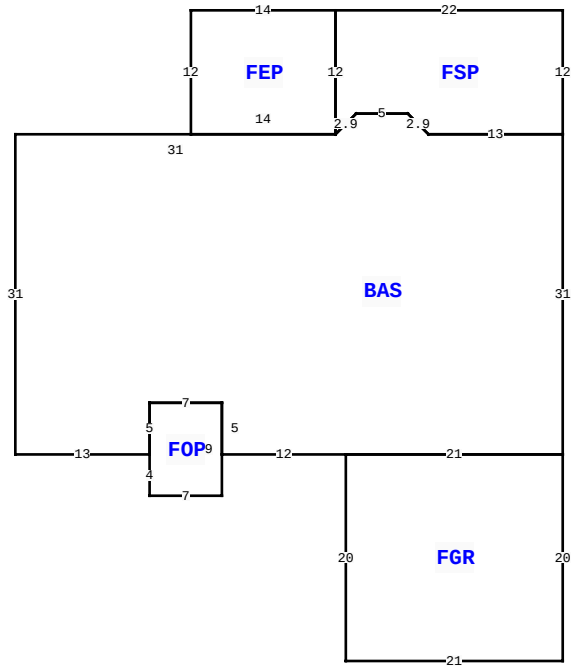
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	156,880
FEP	168	80		134	12,960
FGR	420	55		231	22,342
FOP	63	30		19	1,838
FSP	250	40		100	9,672
TOTALS	2,523			2,106	203,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	119.8544	134.24	282,709	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2021 Heated Area: 1622 HX Base Yr 2021



160 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,692
TOTAL MARKET OB/XF VALUE		3,642
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,334
SOH/AGL Deduction		51,190
ASSESSED VALUE		191,144
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,422
TOTAL JUST VALUE		242,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15551	SFR	260	05/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1069	5/28/2020	WD	Q	I	01	210,000
GRANTOR: TYLER MICHAEL & KRIST						
GRANTEE: KEVIN JOSEPH & DEMA						
1401/0959	12/16/2019	WD	U	I	16	132,700
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: TYLER MICHAEL & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U2 L2 W5 L2 D2 FEP= N12 W14 S12 E14$ W31 S31 E13
FOP= S4 E7 N9 W7 S5 $ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21
N31$ FSP= N12 W22 S12 U2 R2 E5 D2 R2 E13 $.

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	828.00	UT	1.50	1.50	100	1999	1999	3	100	1,242	
2	0169	FENCE/WOOD	0	100	0	0	320.00	UT	7.50	7.50	100	1999	1999	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,642

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

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 01/12/2026 BY SYS