LOT 23 BLK A WOODCREST S/D.

863-862, DC 1180-1111, QC 1180-1

DEES ALLYSON C
206 SW GUTHRIE TER
LAKE CITY, FL 32024

2027

11-4S-16-02905-123

BUILDING CHARACTERISTICS

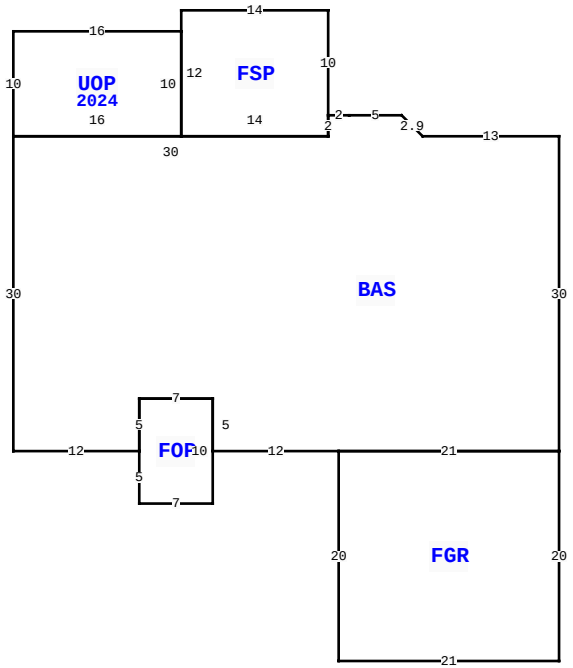
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	1,541	100		1,541	134,901
FGR	420	55		231	20,222
FOP	70	30		21	1,838
FSP	168	40		67	5,865
UOP	160	20	2024	32	2,801
TOTALS	2,359			1,892	165,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	112.1320	123.35	233,378	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2013 Heated Area: 1541 HX Base Yr 2013



206 SW GUTHRIE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,628
TOTAL MARKET OB/XF VALUE	32,298
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	232,926
SOH/AGL Deduction	76,398
ASSESSED VALUE	156,528
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,117
TOTAL JUST VALUE	232,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39902	POOL	0	06/08/2020
13901	SFR	260	04/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2711	7/29/2022	QC	U	I	11	100
GRANTOR: DEES WILLIAM ANTHONY-						
GRANTEE: DEES ALLYSON CATHER						
1233/1821	4/18/2012	WD	Q	I	01	110,000
GRANTOR: AGNES L CZARNECKI						
GRANTEE: ALLYSON C DEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 U2L2 W5 W2 S2 W30 S30 E12 N5 E7 S5 E12 E21 N30 $
FGR=[ORIG=-21,30] S20 E21 N20 W21 $
FSP=[ORIG=-22,-2] N10 W14 S12 E14 N2 $
FOP=[ORIG=-40,30] S5 E7 N10 W7 S5 $
UOP=[YR=2024;ORIG=-52,-10] E16 S10 W16 N10 $
.

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	822.00	UT	1.50	1.50	100	1998	1998	3	100	1,233	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2020	2020	3	91	28,665	

LAND DESCRIPTION

TOTAL OB/XF 32,298

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 JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS