LOT 25 BLK A WOODCREST S/D.

838-013, WD 1116-132, WD 1446-24

MUHL JEFFREY D/MUHL BETHANN M
250 SW GUTHRIE TER
LAKE CITY, FL 32024

2027

11-4S-16-02905-125

BUILDING CHARACTERISTICS

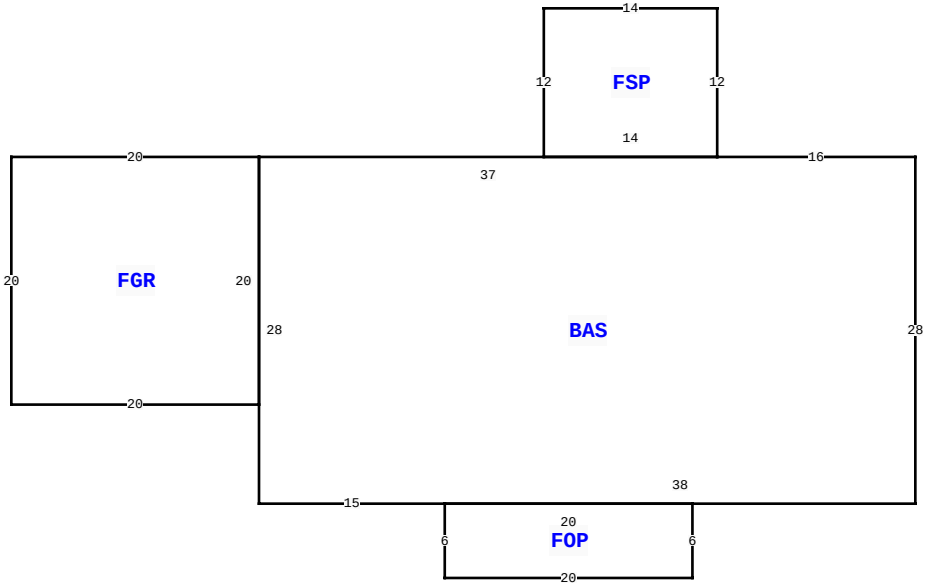
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,484	100		1,484	149,612
FGR	400	55		220	22,180
FOP	120	30		36	3,629
FSP	168	40		67	6,754
TOTALS	2,172			1,807	182,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	131.1200	144.23	260,624	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2022 Heated Area: 1484 HX Base Yr 2022



250 SW GUTHRIE TER, LAKE CITY

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

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	1,104.00	UT	1.50	1.50	100	1997	1997	3	100	1,656	
2	0296	SHED METAL	0	100	10	14	140.00	UT	11.00	11.00	75	2009	2009	3	75	1,155	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,176
TOTAL MARKET OB/XF VALUE		10,311
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,487
SOH/AGL Deduction		22,502
ASSESSED VALUE		204,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,574
TOTAL JUST VALUE		227,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052667	Generator	0	03/21/2025
11818	SFR	255	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2436	8/30/2021	WD	Q	I	01	237,000
GRANTOR: WESTBERRY ANITA						
GRANTEE: MUHL JEFFREY D						
1116/0132	4/12/2007	WD	Q	I		172,500
GRANTOR: TROTTER						
GRANTEE: WESTBERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W37 FGR= W20 S20 E20 N20$ S28 E15 FOP= S6 E20 N6 W20$E38 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,311

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 03/09/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS