

LOT 29 BLK A WOODCREST S/D.
856-1983, 875-876, QC 1200-1347,

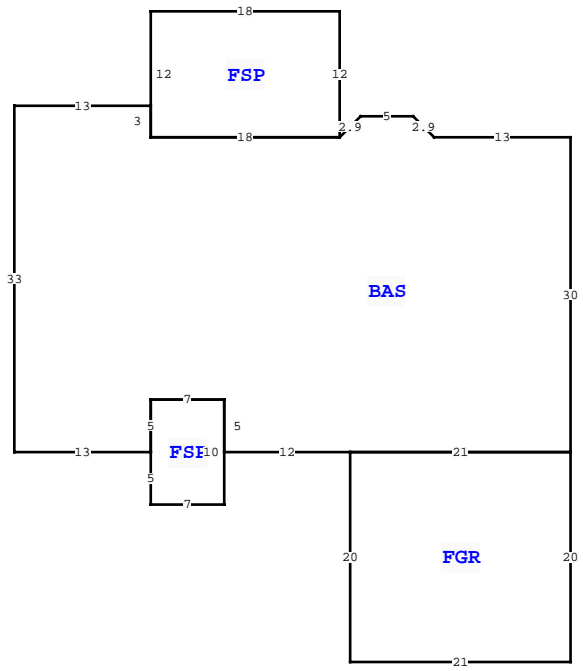
WRIGHT AUSTIN/MADDOX SUMMER
140 SW HUMMINGBIRD GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-129


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	11416.050 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	134.0123	150.09	293,126	1998	2005	0	0	21.50	78.50
1 SINGLE FAM			50% - 2024	Heated Area: 1608			HX Base Yr 2024				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	189,456
FGR	420	55		231	27,217
FSP	70	40		28	3,299
FSP	216	40		86	10,133
TOTALS	2,314			1,953	230,104

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	50	0	0	904.00	UT	1.50	1.50	1,356
2	0169	FENCE/WOOD	0	50	25	7	175.00	UT	7.50	7.50	1,313
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	3,000
4	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	5,000

TOTAL OB/XF											
10,669											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	50		A-1	0.00	0.00	1.00	LT	1.00

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1998	1998	3	100	1,356	
1998	1998	3	100	1,313	
2019	2019	3	100	3,000	
2019	2019	3	100	5,000	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			230,104
TOTAL MARKET OB/XF VALUE			10,669
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			275,773
SOH/AGL Deduction			0
ASSESSED VALUE			275,773
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			224,362
TOTAL JUST VALUE			275,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13903	SFR	260	04/16/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1775	8/27/2024	QC	U	I	11	100
GRANTOR: WRIGHT AUSTIN						
GRANTEE: WRIGHT AUSTIN						
1504/1048	12/08/2023	WD	Q	I	01	309,000
GRANTOR: GOMEZ DAVID						
GRANTEE: WRIGHT AUSTIN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W13 U2 L2 W5 L2 D2 FSP= N12 W18 S12 E18\$ W18 N3 W13											
S33 E13 FSP= S5 E7 N10 W7S5\$ N5 E7 S5 E12 FGR= S20 E21N20											
W21\$ E21 N30\$.											