LOT 37 BLK A WOODCREST S/D.

818-1158, 991-2280, WD 1157-255

O'STEEN BRYAN K/O'STEEN STACI ODOM
365 SW GUTHRIE TER
LAKE CITY, FL 32024

2027

11-4S-16-02905-137

BUILDING CHARACTERISTICS

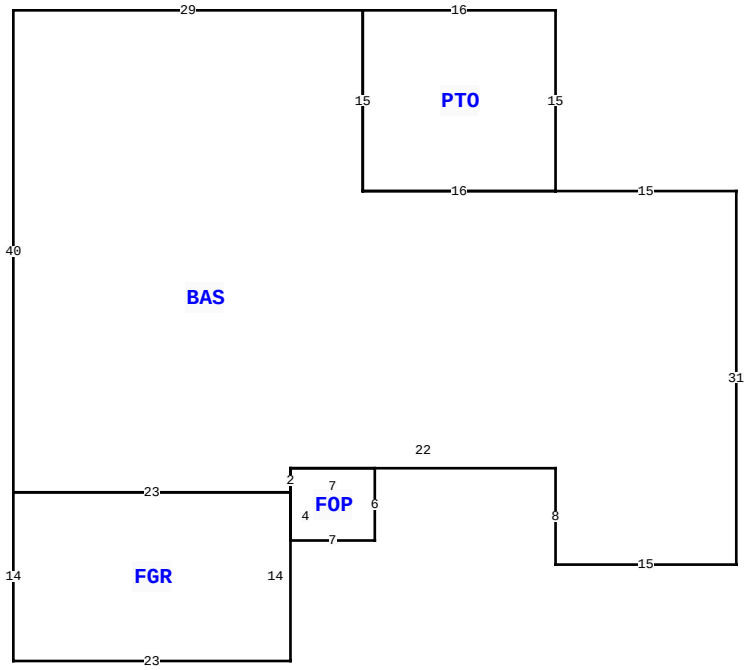
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,981	100		1,981	161,132
FGR	322	55		177	14,397
FOP	42	30		13	1,058
PTO	240	5		12	976
TOTALS	2,585			2,183	177,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	108.5840	119.44	260,738	1996	1996	0	0	0	31.90	68.10

1 SINGLE FAM 100% - 2009 Heated Area: 1981 HX Base Yr 2009



365 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1,338.00	UT	1.50	1.50	100	1996	1996	3	100	2,007	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	518.00	UT	1.50	1.50	100	1997	1997	3	100	777	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,500	
5	0251	LEAN TO W/	0	100	7	28	196.00	UT	3.00	3.00	100	1996	1996	3	100	588	
6	0169	FENCE/WOOD	0	100	0	0	375.00	UT	13.50	13.50	50	2009	2009	3	50	2,531	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,563
TOTAL MARKET OB/XF VALUE		25,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		237,802
SOH/AGL Deduction		75,687
ASSESSED VALUE		162,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,704
TOTAL JUST VALUE		237,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12494	POOL	80	05/07/1997
10675	SFR	295	01/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0255	8/22/2008	WD	Q	I		191,000
GRANTOR: RUSSELL C & CYNTHIA M						
GRANTEE: BRYAN K & STACI ODO						
0991/2280	8/04/2003	WD	Q	I		141,000
GRANTOR: SUSAN CHILD (FKA SUSA						
GRANTEE: RUSSELL C & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N15 W16 S15 E16$ W16 N15 W29 S40 FGR= S14E23 N14 W23$ E23 FOP= S4 E7 N6 W7 S2$ N2 E22 S8 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,239

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