LOT 45 BLK A WOODCREST S/D.

817-206, 978-410, WD 1044-2215,

CHARLES ROBERT B JR
219 SW GUTHRIE TER
LAKE CITY, FL 32024-4147

**2027**

**11-4S-16-02905-145**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

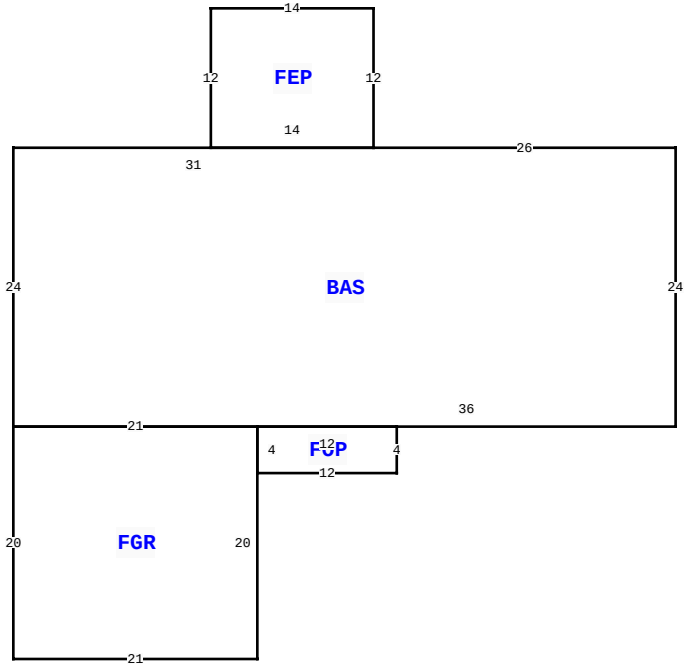
NEIGHBORHOOD/LOC 11416.050 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,368 | 100 | | 1,368 | 144,663 |
| FEP | 168 | 80 | | 134 | 14,170 |
| FGR | 420 | 55 | | 231 | 24,428 |
| FOP | 48 | 30 | | 14 | 1,480 |
| TOTALS | 2,004 | | | 1,747 | 184,741 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,747 | 135.3968 | 148.94 | 260,198 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 1368 HX Base Yr 2014




219 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 | 906.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 1,812 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 380.00 | UT | 4.50 | 4.50 | 100 | 1996 | 1996 | 3 | 100 | 1,710 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 79.00 | UT | 7.50 | 7.50 | 100 | 2000 | 2000 | 3 | 100 | 593 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 20 | 21 | 420.00 | UT | 5.00 | 5.00 | 100 | 2000 | 2000 | 3 | 100 | 2,100 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,741 |
| TOTAL MARKET OB/XF VALUE | | 6,315 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 226,056 |
| SOH/AGL Deduction | | 78,168 |
| ASSESSED VALUE | | 147,888 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 96,477 |
| TOTAL JUST VALUE | | 226,056 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 229,405 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055628 | Electrical Servic | | 05/07/2026 |
| 16825 | ADDN SFR | 55 | 03/31/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1252/2677 | 4/12/2013 | WD | Q | I | 01 | 122,000 |
| GRANTOR: YONG CHEN & XUE YUN M | | | | | | |
| GRANTEE: ROBERT B CHARLES JR | | | | | | |
| 1044/2215 | 4/29/2005 | WD | Q | I | | 145,000 |
| GRANTOR: RONALD & SANDRA WINST | | | | | | |
| GRANTEE: YONG CHEN & XUE YUN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FEP= N12 W14 S12 E14$ W31 S24 FGR= S20 E21 N20W21$
E21 FOP= S4 E12 N4 W12$ E36 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 6,315

| 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 05/28/2026 BY TW Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS