LOT 47 BLK A WOODCREST S/D.

817-1267

CZARNECKI EDWARD G/CZARNECKI AGNES L
161 SW GUTHRIE TER
LAKE CITY, FL 32024

2027

11-4S-16-02905-147

BUILDING CHARACTERISTICS

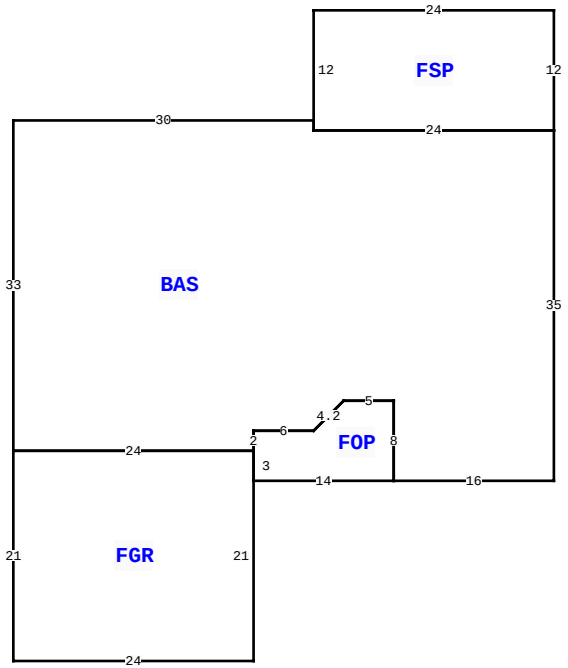
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,759	100		1,759	157,110
FGR	504	55		277	24,741
FOP	90	30		27	2,412
FSP	288	40		115	10,272
TOTALS	2,641			2,178	194,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	114.3630	125.80	273,992	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1759 HX Base Yr 1997



161 SW GUTHRIE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,534
TOTAL MARKET OB/XF VALUE	6,353
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	235,887
SOH/AGL Deduction	78,224
ASSESSED VALUE	157,663
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	101,252
TOTAL JUST VALUE	235,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10705	SFR	295	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0817/1267	2/12/1996	WD	Q	V		12,900

GRANTOR: PETER W GIEBEIG

GRANTEE: EDWARD & AGNES CZAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S33 FGR= S21 E24 N21 W24$ E24 FOP= S3 E14 N8 W5 D3 L3 W6 S2$ N2 E6 R3 U3 E5 S8 E16 N35 FSP= N12 W24 S12 E24$ W24 N1$.

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	902.00	UT	1.50	1.50	100	1996	1996	3	100	1,353	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,000.00	4,000.00	50	2009	2009	3	50	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,353

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