

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	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

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	140.38	258,159	1996	1996	0	0	29.00	71.00

Heated Area: 1425      HX Base Yr 2026

**COLUMBIA COUNTY PROPERTY**      PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		183,293
TOTAL MARKET OB/XF VALUE		3,386
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,679
SOH/AGL Deduction		0
ASSESSED VALUE		221,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,268
TOTAL JUST VALUE		221,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29946	MAINT/ALTR	85	02/21/2012
11398	SFR	235	07/11/1996

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1230	11/13/2025	WD	Q	I	01	285,000

GRANTOR: FRIES LILLIAN B  
GRANTEE: AVILES MARC  
0825/0420      7/12/1996      WD      Q      V      12,900  
GRANTOR: PETER W GIEBEIG  
GRANTEE: EDWARD A & LILLIAN

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	142,030
FEP	168	80		134	13,356
FGR	484	55		266	26,512
FOP	48	30		14	1,395
<b>TOTALS</b>	<b>2,125</b>			<b>1,839</b>	<b>183,293</b>

**EXTRA FEATURES**

L N	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	0	1,124.00	UT 1.50	1.50	100	1996	1996	3	100	1,686	
2	0294	SHED WOOD/	0	100	9	14		1.00	UT 0.00	0.00	100	1996	1996	3	100	500	
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2014	2014	3	100	1,200	

275 SW WOODCREST DR, LAKE CITY

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W29 FEP= N12 W14 S12 E14\$ W28 S25 FGR= S22 E22 N22W22\$ E22 FOP= S4 E12 N4 W12\$ E35 N25\$.

LAND DESCRIPTION		TOTAL OB/XF															3,386							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							