LOT 49 BLK A WOODCREST S/D.

825-420, DC 1554-1226, WD 1554-1

AVILES MARC/GOODWIN CIARA
275 SW WOODCREST DR
LAKE CITY, FL 32024

2027

11-4S-16-02905-149

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

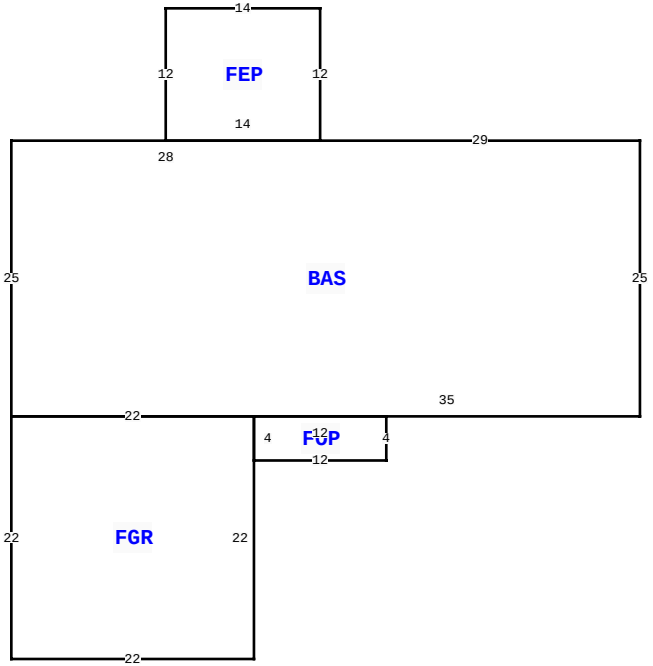
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	139,500
FEP	168	80		134	13,118
FGR	484	55		266	26,040
FOP	48	30		14	1,370
TOTALS	2,125			1,839	180,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	125.3420	137.88	253,561	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2026 Heated Area: 1425 HX Base Yr 2026



275 SW WOODCREST DR, 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	1,124.00	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,028
TOTAL MARKET OB/XF VALUE		3,386
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		218,414
SOH/AGL Deduction		0
ASSESSED VALUE		218,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,003
TOTAL JUST VALUE		218,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,679

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						

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

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 01/27/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS