LOTS 51 & 52 BLK A WOODCREST S/D
884-2176, 885-1619, DC 1213-1536

HUTCHINSON DAVID
104 SW TRUFFLES GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

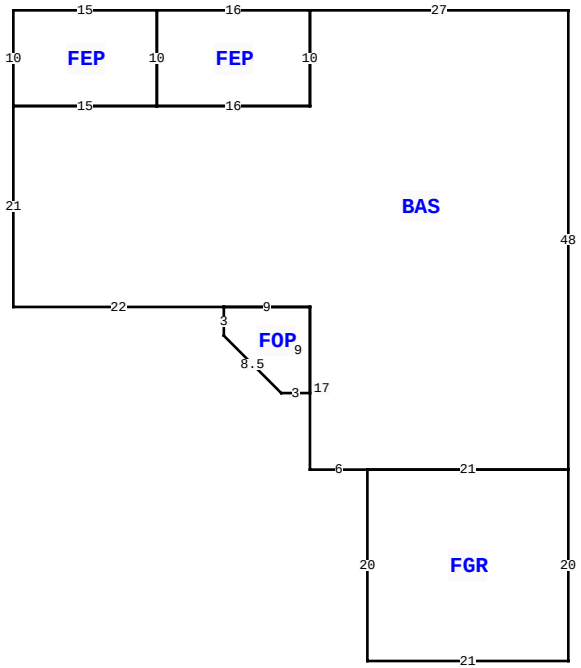
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100		1,947	131,925
FEP	150	80		120	8,131
FEP	160	80		128	8,673
FGR	420	55		231	15,652
FOP	63	30		19	1,288
TOTALS	2,740			2,445	165,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,445	102.6648	112.93	276,114	1995	1995	0	0	10	30.00	60.00

1 SINGLE FAM 100% - 2026 Heated Area: 1947 HX Base Yr 2026



104 SW TRUFFLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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		165,668
TOTAL MARKET OB/XF VALUE		3,327
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		238,995
SOH/AGL Deduction		29,564
ASSESSED VALUE		209,431
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		153,020
TOTAL JUST VALUE		238,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1516	10/31/2024	WD	Q	I	01	262,000
GRANTOR: CARTER WILLIAM WORTH						
GRANTEE: HUTCHINSON DAVID						
1500/787	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARTE						
GRANTEE: CARTER WILLIAM WORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= W16 S10 E16 N10$ S10 W16 FEP= N10 W15 S10 E15$ W15 S21 E22 FOP= S3 D6 R6 E3 N9 W9$ E9 S17 E6 FGR= S20 E21 N20 W21$ E21 N48$.

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	1,202.00	UT	1.50	1.50	100	1995	1995	3	100	1,803	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1995	1995	3	100	600	
3	0296	SHED METAL	0	100	10	12	120.00	UT	11.00	11.00	70	2009	2009	3	70	924	

LAND DESCRIPTION

TOTAL OB/XF 3,327

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	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 11/15/2024 BY TP Total Acres: 1.10 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS