LOT 5 BLK B WOODCREST S/D.

859-570, WD 1101-2155, PB 1486-2

CULPEPPER DENISE/MCDONALD AMY
224 SW WOODCREST DR
LAKE CITY, FL 32024

**2026**

**11-4S-16-02905-175**

## BUILDING CHARACTERISTICS

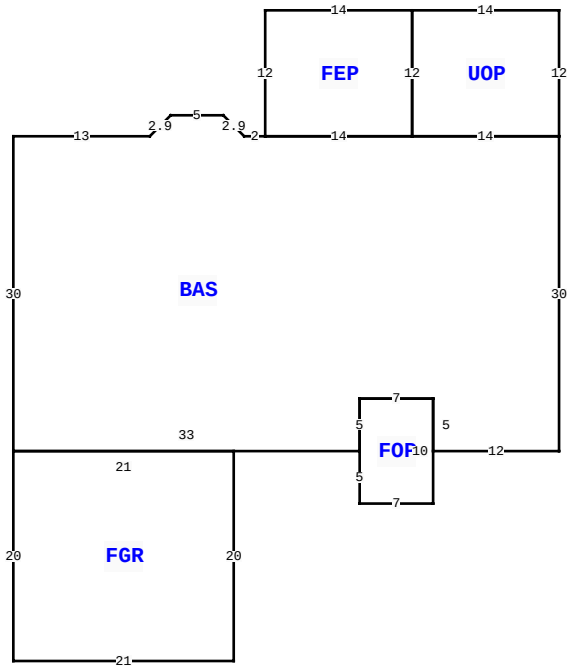
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 | 1,539 | 100 | | 1,539 | 162,372 |
| FEP | 168 | 80 | | 134 | 14,138 |
| FGR | 420 | 55 | | 231 | 24,372 |
| FOP | 70 | 30 | | 21 | 2,216 |
| UOP | 168 | 20 | | 34 | 3,587 |
| TOTALS | 2,365 | | | 1,959 | 206,684 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,959 | 128.8287 | 144.29 | 282,664 | 1998 | 2000 | 0 | 0 | 0 | 26.88 | 73.12 |

1 SINGLE FAM 100% - 2025 Heated Area: 1539 HX Base Yr 2025




224 SW WOODCREST DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,684 |
| TOTAL MARKET OB/XF VALUE | | 2,264 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 243,948 |
| SOH/AGL Deduction | | 73,381 |
| ASSESSED VALUE | | 170,567 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 114,156 |
| TOTAL JUST VALUE | | 243,948 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,001 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13937 | SFR | 260 | 04/27/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/1788 | 9/12/2025 | LE | U | I | 14 | 100 |
| GRANTOR: CULPEPPER DENISE (ENH | | | | | | |
| GRANTEE: CULPEPPER DWAYNE (R | | | | | | |
| 1524/789 | 9/24/2024 | WD | Q | I | 01 | 285,000 |
| GRANTOR: MCCRAY CRYSTAL | | | | | | |
| GRANTEE: CULPEPPER DENISE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 S30 FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 N30 UOP= N12 W14 S12 E14$ W14 FEP= N12W14 S12 E14$ W14 W2 U2 L2 W5 L2 D2 $.

## 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 | 1,476.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,214 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,264

| 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 10/01/2024 BY CP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS