

LOT 5 BLK B WOODCREST S/D.
859-570, WD 1101-2155, PB 1486-2

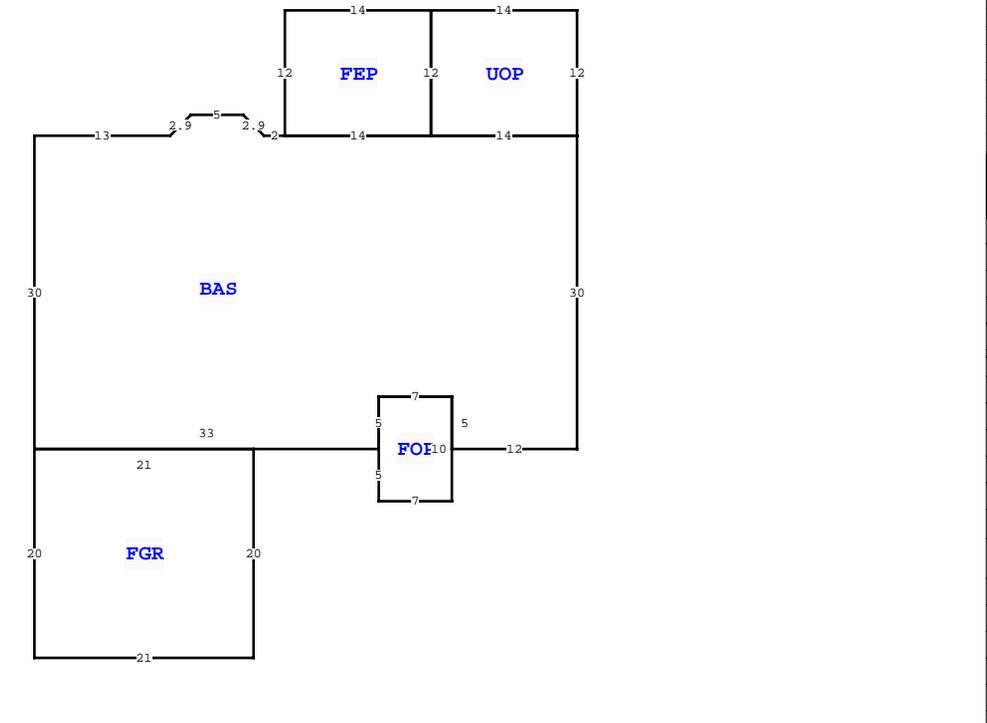
CULPEPPER DENISE/MCDONALD AMY
224 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-175
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 70 |
| Interior Floor | 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 |

| 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 | 146.86 | 287,699 | 1998 | 2000 | 0 | 0 | 26.88 | 73.12 | | |
| 1 SINGLE FAM 100% - 2025 Heated Area: 1539 HX Base Yr 2025 | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,539 | 100 | | 1,539 | 165,264 |
| FEP | 168 | 80 | | 134 | 14,389 |
| FGR | 420 | 55 | | 231 | 24,806 |
| FOP | 70 | 30 | | 21 | 2,255 |
| UOP | 168 | 20 | | 34 | 3,651 |
| TOTALS | 2,365 | | | 1,959 | 210,366 |

224 SW WOODCREST DR, LAKE CITY
BLD DATE: 1998, LGL DATE: 04/14/2026, MLU
XF DATE: 2014, LAND DATE: 2014
INC DATE: 2014, AG DATE: 2014

| EXTRA FEATURES | | | | | | | | | | | | | | TOTAL OB/XF | | |
|----------------|------------|-------------|---------|-----|---|----------|----|-------|----------------|-----------|---------|-------------|---|-------------|-----------------|-------|
| 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 | 1,476.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,214 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 50 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | | | | | | | | |

| VALUATION SUMMARY | | STANDARD |
|---------------------------|--------------|----------|
| VALUATION BY | Tax Group: 2 | 210,366 |
| BUILDING MARKET VALUE | Tax Dist: | 210,366 |
| TOTAL MARKET OB/XF VALUE | | 2,264 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 247,630 |
| SOH/AGL Deduction | | 77,063 |
| ASSESSED VALUE | | 170,567 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 114,156 |
| TOTAL JUST VALUE | | 247,630 |
| 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 | I | 14 | 100 |
| GRANTOR: CULPEPPER DENISE (ENH) | | | | | | |
| GRANTEE: CULPEPPER DWAYNE (R) | | | | | | |
| 1524/789 | 9/24/2024 | WD Q | I | 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 \$. | |