LOT 3 HUNTINGTON AT WOODCREST S/
819-2235, 831-426, WD 1448-1908,

DUNNE DAVID/DUNNE WENDI L
181 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-203

BUILDING CHARACTERISTICS

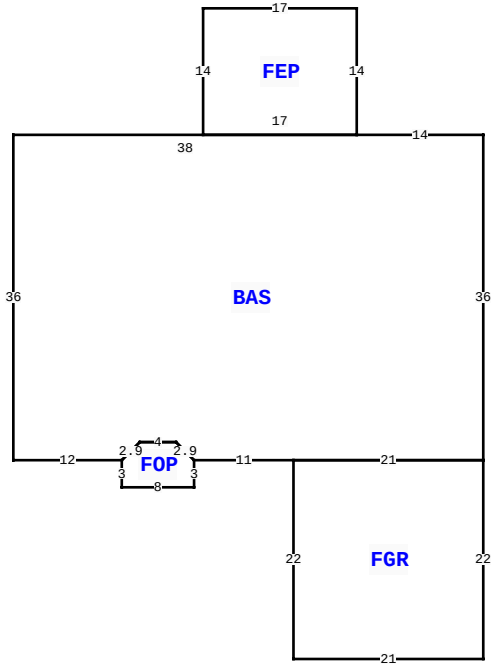
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,860	100		1,860	193,679
FEP	238	80		190	19,784
FGR	462	55		254	26,449
FOP	36	30		11	1,145
TOTALS	2,596			2,315	241,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	133.3263	146.66	339,518	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2022 Heated Area: 1860 HX Base Yr 2022



181 SW HUNTINGTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,520.00	UT	1.50	1.50	100	1996	1996	3	100	2,280	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	626.00	UT	1.50	1.50	100	1999	1999	3	100	939	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,800	
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
6	0261	PRCH, UOP	0	100	12	12	144.00	UT	7.50	7.50	100	1996	1996	3	100	1,080	
7	0166	CONC,PAVMT	0	100	12	34	408.00	UT	2.00	2.00	100	1996	1996	3	100	816	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,058
TOTAL MARKET OB/XF VALUE	21,851
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	297,909
SOH/AGL Deduction	22,513
ASSESSED VALUE	275,396
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	218,985
TOTAL JUST VALUE	297,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042992	Roof Replacement	18,050	10/20/2021
15032	POOL	100	02/03/1999
11262	SFR	265	06/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1908	9/29/2021	WD	Q	I	01	300,000
GRANTOR: FAIR RICKY E						
GRANTEE: DUNNE DAVID						
0831/0426	11/22/1996	WD	U	I	32	104,900
GRANTOR: PETER GIEBEIG						
GRANTEE: RICKY & LEANNE FAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N14 W17 S14 E17$ W38 S36 E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E11 FGR= S22 E21 N22 W21$ E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 21,851

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.81 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS