

LOT 5 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 835-1265,
854-662,

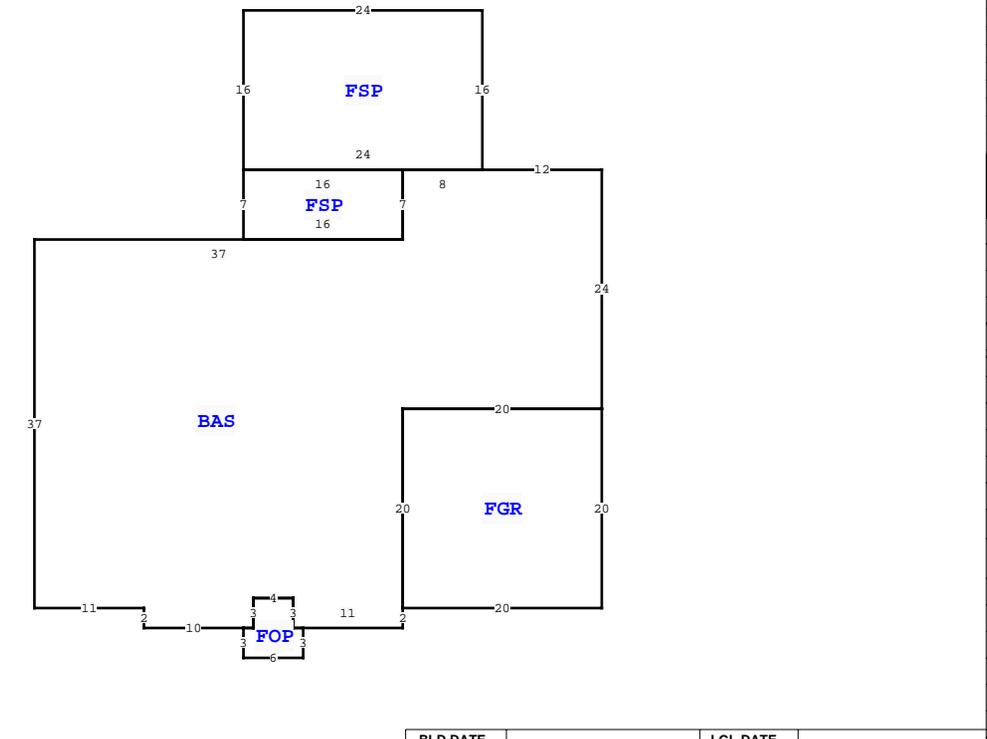
CHANCEY BENJAMIN L/CHANCEY CHAUNDRA
227 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-205


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999		Heated Area: 1889					HX Base Yr 1999	



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	1,889	100		1,889	168,411
FGR	400	55		220	19,614
FOP	30	30		9	803
FSP	112	40		45	4,012
FSP	384	40		154	13,730
TOTALS	2,815			2,317	206,569

EXTRA FEATURES																
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	1,521.00	UT	1.50	1.50	100	1997	1997	3	100	2,282	
2	0169	FENCE/WOOD	0	100	0	330.00	UT	5.00	5.00	100	1997	1997	3	100	1,650	
3	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	100	1999	1999	3	40	14,280	
4	0166	CONC, PAVMT	0	100	28	44	722.00	UT	1.50	100	1999	1999	3	100	1,083	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	100	2024	2023		100	3,200	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		206,569	
TOTAL MARKET OB/XF VALUE		22,495	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		264,064	
SOH/AGL Deduction		97,348	
ASSESSED VALUE		166,716	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		115,305	
TOTAL JUST VALUE		264,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054073	Roof Replacement	20,000	09/17/2025
000044994	Remodel	30,447	07/19/2022
15766	POOL	90	07/12/1999
11742	SFR	310	10/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0662	2/27/1998	WD	Q	I		108,000
GRANTOR: KORB						
GRANTEE: CHANCEY						
0835/1265	2/28/1997	WD	Q	I		108,900
GRANTOR: PETER GIEBEIG						
GRANTEE: RUTH KORB						

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS= W12 FSP= N16 W24 S16 E24\$ W8 FSP= W16 S7 E16 N7\$S7 W37 S37 E11 S2 E10 FOP= S3 E6 N3 W1 N3 W4 S3 W1\$ E1 N3E4 S3 E11 N2 FGR= E20 N20 W20S20\$ N20 E20 N24\$.	

TOTAL OB/XF 22,495																								
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							