LOT 7 HUNTINGTON AT WOODCREST S/
819-2235, 854-2730, 904-474, PRO

SANDERSON ALISON/SANDERSON DAVID
281 SW HUNTINGTON GLN
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-207**

## BUILDING CHARACTERISTICS

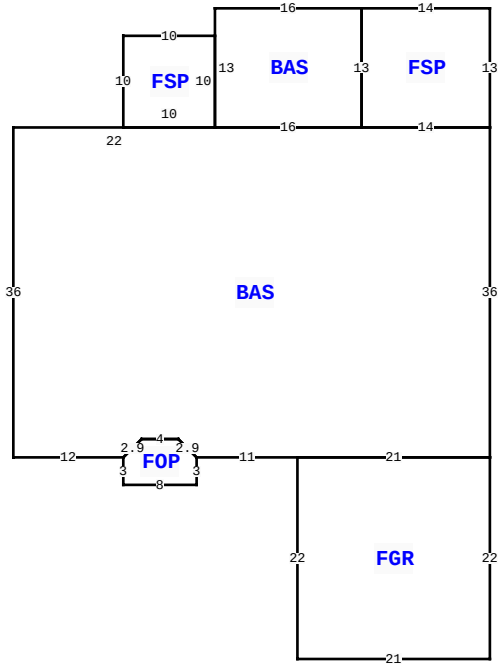
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| 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 | 208 | 100 | | 208 | 18,924 |
| BAS | 1,860 | 100 | | 1,860 | 169,223 |
| FGR | 462 | 55 | | 254 | 23,109 |
| FOP | 36 | 30 | | 11 | 1,001 |
| FSP | 100 | 40 | | 40 | 3,639 |
| FSP | 182 | 40 | | 73 | 6,642 |
| TOTALS | 2,848 | | | 2,446 | 222,537 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,446 | 113.2960 | 124.63 | 304,845 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2068 HX Base Yr




281 SW HUNTINGTON GLN, 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 | 222,537 |
| TOTAL MARKET OB/XF VALUE | 62,981 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 320,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 320,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 320,518 |
| TOTAL JUST VALUE | 320,518 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 324,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31475 | POOL ENCL | 130 | 09/26/2013 |
| 29335 | POOL | 250 | 04/20/2011 |
| 13106 | SFR | 300 | 09/26/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1547/1782 | 4/24/2025 | LE | U | I | 14 | 100 |
| GRANTOR: BLAKE DOUGLAS JOHN | | | | | | |
| GRANTEE: BLAKE DOUGLAS BLAKE | | | | | | |
| 1410/2381 | 4/29/2020 | WD | Q | I | 01 | 230,000 |
| GRANTOR: CHARLES & ELIZABETH H | | | | | | |
| GRANTEE: DOUGLAS BLAKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 BAS= N13 W16 S13 E16$ W16 FSP= N10 W10 S10 E10$ W22 S36 E12 FOP= S3 E8 N3 L2 U2 W4 D2 L2 $ R2 U2 E4 D2 R2 E11 FGR= S22 E21 N22 W21$ E21 N36$ FSP= N13 W14 S13 E14$.

## 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 | 0 | 0 | 0 | 2,082.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 3,123 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 10 | 14 | 140.00 | UT | 5.00 | 5.00 | 100 | 1998 | 1998 | 3 | 100 | 700 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 16 | 192.00 | UT | 7.50 | 7.50 | 100 | 1998 | 1998 | 3 | 100 | 1,440 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 6 | 0280 | POOL R/CON | 0 | 0 | 0 | 0 | 620.00 | UT | 70.00 | 70.00 | 100 | 2011 | 2011 | 3 | 68 | 29,512 | |
| 7 | 0282 | POOL ENCL | 0 | 0 | 39 | 44 | 1,276.00 | UT | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 40 | 7,656 | |
| 8 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |
| 9 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |
| 10 | 0030 | BARN,MT | 0 | 0 | 20 | 50 | 1.00 | UT | 16,000.00 | 16,000.00 | 100 | 2024 | 2023 | | 100 | 16,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 62,981

| 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 | 0 | | 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: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS