LOT 8 HUNTINGTON AT WOODCREST S/
819-2235, 828-2075, FJ NAME CHNG

KING LYNNEDA RAYE
309 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-208

BUILDING CHARACTERISTICS

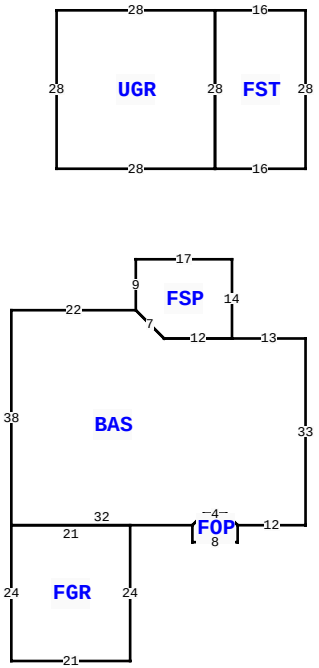
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
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	1,827	100		1,827	167,942
FGR	504	55		277	25,463
FOP	36	30		11	1,011
FSP	226	40		90	8,273
FST	448	55		246	22,613
UGR	784	45		353	32,449
TOTALS	3,825			2,804	257,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,804	116.0640	127.67	357,987	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 1827 HX Base Yr 1998



309 SW HUNTINGTON GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2,426.00	UT	1.50	1.50	100	1996	1996	3	100	3,639	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0280	POOL R/CON	0	100	15	33	495.00	UT	70.00	70.00	100	2001	2001	3	40	13,860	
5	0166	CONC,PAVMT	0	100	0	0	470.00	UT	1.50	1.50	30	2001	2001	3	30	212	
6	0282	POOL ENCL	0	100	33	40	1,320.00	UT	15.00	15.00	100	1996	1996	3	40	7,920	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,751
TOTAL MARKET OB/XF VALUE		27,831
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,582
SOH/AGL Deduction		110,397
ASSESSED VALUE		210,185
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		153,774
TOTAL JUST VALUE		320,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21950	POOL ENCL	95	06/09/2004
18376	POOL	135	06/11/2001
16182	GARAGE	200	10/26/1999
11677	SFR	295	09/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/823	10/15/2024	LE	U	I	14	100
GRANTOR: MORRISON LYNNEDA R AK						
GRANTEE: KING LYNNEDA RAYE (						
0828/2075	9/30/1996	WD	Q	V		16,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: LYNNEDA R MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N14 W17 S9 R5 D5 E12$ W12 U5 L5 W22 S38 FGR= S24 E21 N24 W21$ E32 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E12 N33$ PTR= N30 FST= N28 W16 UGR= W28 S28 E28 N28$ S28 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 27,831

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: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS