LOT 17 HUNTINGTON AT WOODCREST S
819-2235, 875-1, DC 1225-48, PB

GALL CHARITY BRIGGS
280 SW HUNTINGTON GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-217

BUILDING CHARACTERISTICS

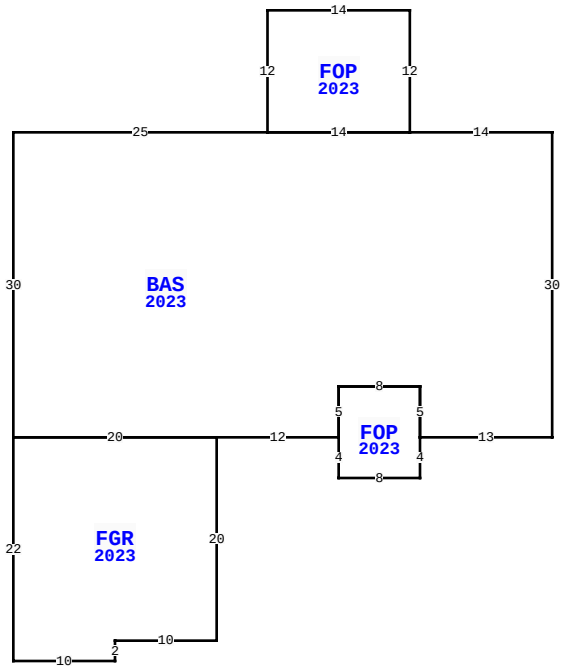
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,550	100	2023	1,550	212,159
FGR	420	55	2023	231	31,618
FOP	72	30	2023	22	3,011
FOP	168	30	2023	50	6,844
TOTALS	2,210			1,853	253,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	128.2820	141.11	261,477	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1550 HX Base Yr 2023



280 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	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,633
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		36,750
TOTAL MARKET VALUE		293,263
SOH/AGL Deduction		1,232
ASSESSED VALUE		292,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,620
TOTAL JUST VALUE		293,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044018	New Residential C	180,000	03/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1778	2/25/2022	WD	Q	V	01	50,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: GALL CHARITY BRIGGS						
1326/0248	11/14/2016	WD	Q	V	01	46,500
GRANTOR: DENNIS W DANCE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,20] S30 E20 E12 N5 E8 S5 E13 N30 W14 W14 W25 $
FGR=[YR=2023;ORIG=50,50] S22 E10 N2 E10 N20 W20 $
FOP=[YR=2023;ORIG=75,8] S12 E14 N12 W14 $
FOP=[YR=2023;ORIG=82,45] S5 S4 E8 N4 N5 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	1.05	35,000.00	36,750.00	36,750							

REVIEW DATE 01/08/2024 BY KS Total Acres: 1.35 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 11/17/2026 BY SYS