

LOT 19 HUNTINGTON AT WOODCREST
S/D. ORB 819-2235, 826-460,
950-2260, 964-2170, WD 1085-

ROSS KATALIN M
1044 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

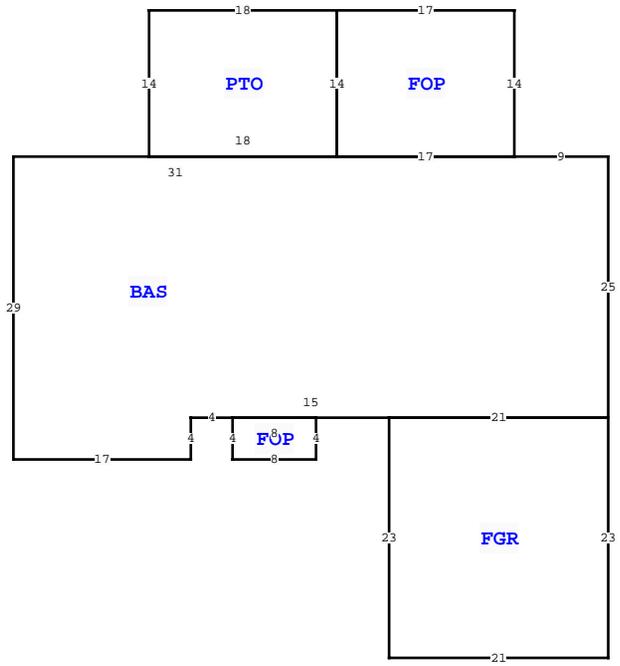
2026

11-4S-16-02905-219



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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	02	02 100
Kitchen Adjus	01	01 100

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	101.4426	115.64	214,281	1996	2000	0	0	26.88	73.12		
1 SINGLE FAM 0% - 0 Heated Area: 1493 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,493	100		1,493	126,242
FGR	483	55		266	22,492
FOP	32	30		10	845
FOP	238	30		71	6,003
PTO	252	5		13	1,099
TOTALS	2,498			1,853	156,682

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	0	0	0	1,928.00	UT	0.75	0.75	100	1996	1996	3	100	1,446	
2	0190	FPLC PF	0	0	0	0	1.00	UT	600.00	600.00	100	1996	1996	3	100	600	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	

190 SW HUNTINGTON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			156,682
TOTAL MARKET OB/XF VALUE			3,646
TOTAL LAND VALUE - MARKET			36,750
TOTAL MARKET VALUE			197,078
SOH/AGL Deduction			0
ASSESSED VALUE			197,078
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,078
TOTAL JUST VALUE			197,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055011	Roof Replacement	17,500	02/12/2026
11490	SFR	230	08/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/1674	9/07/2012	WD Q	Q	I	01	123,000
GRANTOR: RANDALL & JODI L MCRA						
GRANTEE: KATALIN M ROSS						
1234/2089	5/14/2012	QC U	U	I	11	100
GRANTOR: RANDALL & JODI L MCRA						
GRANTEE: RANDALL MCRAE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 FOP= N14 W17 S14 E17\$ W17 PTO= N14 W18 S14 E18\$ W31 S29 E17 N4 E4 FOP= S4 E8N4 W8\$ E15 FGR= S23 E21 N23 W21\$ E21 N25\$.	

LAND DESCRIPTION TOTAL OB/XF 3,646

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	35,000.00	36,750.00	36,750							