

LOT 4 WOODCREST S/D UNIT 2.  
803-1853, 922-305, WD 1013-875,

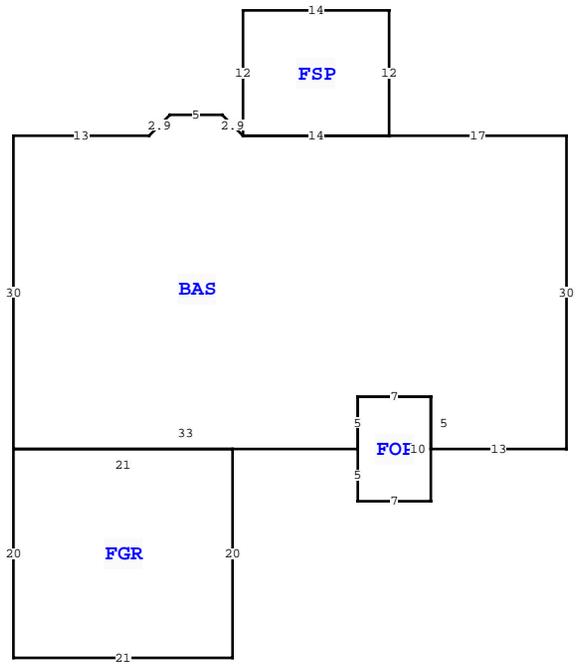
PARKER ANDREA NOELLE  
339 SW KIRBY AVE  
LAKE CITY, FL 32024

**2026**

11-4S-16-02905-304  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	13	LAM/VNLPK 80	
Interior Floor	15	HARDTILE 20	
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	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
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
BAS	1,569	100	
FGR	420	55	
FOP	70	30	
FSP	168	40	
TOTALS	2,227		

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%	- 2023									
				Heated Area: 1569								
					HX Base Yr 2023							



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,290
TOTAL MARKET OB/XF VALUE		16,778
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,068
SOH/AGL Deduction		207,398
ASSESSED VALUE		82,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,259
TOTAL JUST VALUE		290,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050370	Roof Replacement	13,020	07/17/2024
17516	SFR	2	10/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1792	8/01/2022	WD Q	Q	I	01	285,000
GRANTOR: LINDA HAZEN REVOCABLE						
GRANTEE: PARKER ANDREA NOELLE						
1409/0014	2/18/2020	WD U	I	11		100
GRANTOR: LINDA F HAZEN						
GRANTEE: LINDA F HAZEN TRUST						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	1.50
2	0296	SHED METAL	0.00
3	0169	FENCE/WOOD	12,000.00

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	1,585.00	UT	1.50	1.50	100	2001	2001
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
3	0169	FENCE/WOOD	0	100	0	1.00	UT	12,000.00	12,000.00	100	2024	2023

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

BUILDING DIMENSIONS	
BAS= W17 FSP= N12 W14 S12 E14\$ W14 U2 L2 W5 L2 D2 W13 S30	
FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							