LOT 12 WOODCREST S/D UNIT 2.

803-1853, 899-1608, FJ 1102-533,

WILLIAMS SOUTHERN RENOVATIONS LLC
181 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

11-4S-16-02905-312

BUILDING CHARACTERISTICS

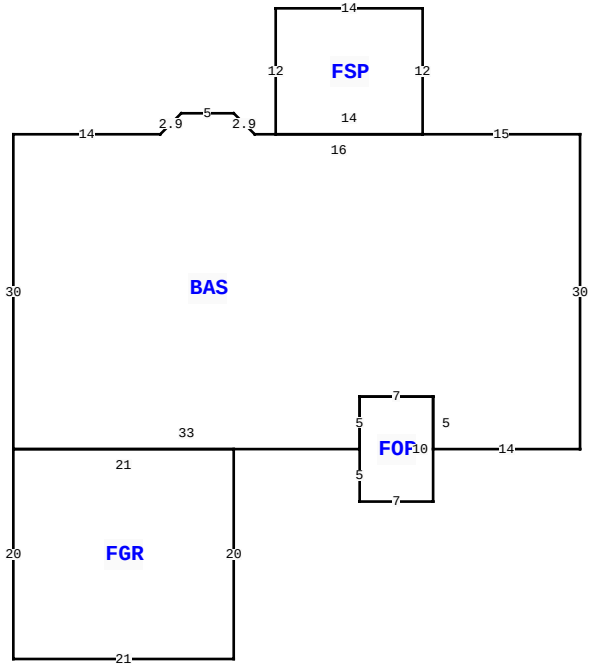
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,599	100		1,599	83,019
FGR	420	55		231	11,993
FOP	70	30		21	1,091
FSP	168	40		67	3,479
TOTALS	2,257			1,918	99,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,918	88.8520	97.74	187,465	2000	2000	0	0	20	26.88	53.12

1 SINGLE FAM 0% - 0 Heated Area: 1599 HX Base Yr



218 SW WOODVIEW WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,581
TOTAL MARKET OB/XF VALUE	3,157
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	137,738
SOH/AGL Deduction	0
ASSESSED VALUE	137,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,738
TOTAL JUST VALUE	137,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055655	Electrical Servic		05/12/2026
000055141	Roof Replacement	12,000	03/02/2026
16316	SFR	265	11/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1533	2/23/2026	WD	Q	I	01	155,000
GRANTOR: WEAVER JENNIFER N						
GRANTEE: WILLIAMS SOUTHERN R						
1561/1263	2/23/2026	WD	U	I	11	100
GRANTOR: WEAVER JENNIFER N						
GRANTEE: WILLIMAS SOUTHERN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W14 S12 E14$ W16 U2 L2 W5 L2 D2 W14 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14 N30$.

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	838.00	UT	1.50	1.50	100	2000	2000	3	100	1,257	
2	0169	FENCE/WOOD	0	0	0	0	400.00	UT	7.50	7.50	60	2000	2000	3	60	1,800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,157

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/30/2026 BY TP Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS