LOT 13 WOODCREST S/D UNIT 2.

ORB 803-1853, 874-491, CS# 00-10

PASSNO BETHANY D
244 SW WOODVIEW WAY
LAKE CITY, FL 32024

2027

11-4S-16-02905-313

BUILDING CHARACTERISTICS

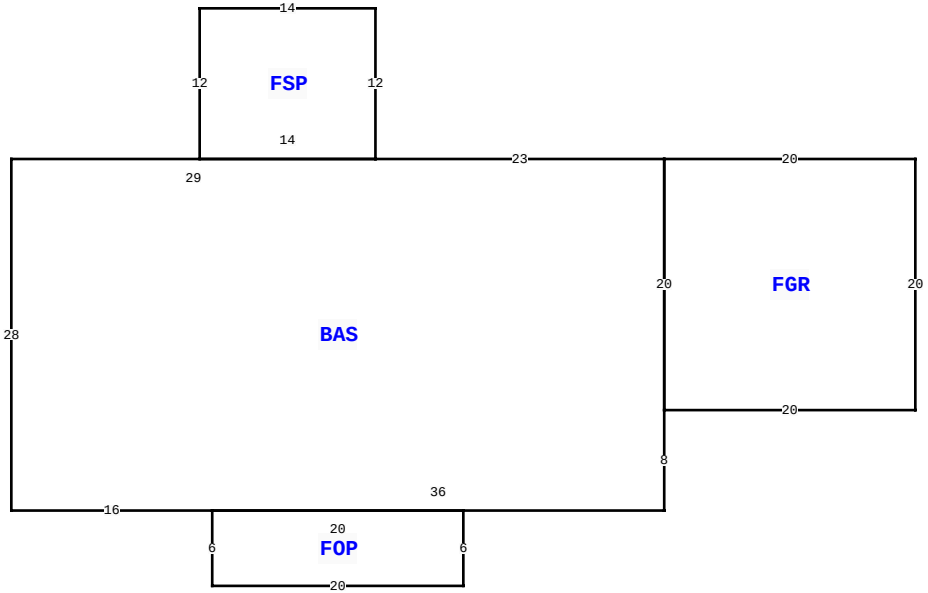
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,456	100		1,456	131,635
FGR	400	55		220	19,890
FOP	120	30		36	3,254
FSP	168	40		67	6,057
TOTALS	2,144			1,779	160,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	114.0720	125.48	223,229	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2015 Heated Area: 1456 HX Base Yr 2015



244 SW WOODVIEW WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1,423.00	UT	1.50	1.50	100	1998	1998	3	100	2,135	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2024	2023		100	3,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,836
TOTAL MARKET OB/XF VALUE	6,335
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	202,171
SOH/AGL Deduction	67,821
ASSESSED VALUE	134,350
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	82,939
TOTAL JUST VALUE	202,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041900	Roof Replacement	9,350	05/12/2021
14115	SFR	255	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/1373	11/13/2013	PR	U	I	18	100
GRANTOR: BETHANY D PASSNO PR E						
GRANTEE: BETHANY D PASSNO						
1258/1738	7/24/2013	PB	U	I	18	0
GRANTOR: EVA M WAINWRIGHT ESTA						
GRANTEE: BETHANY D PASSNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W14 S12 E14$ W29 S28 E16 FOP= S6 E20 N6 W20$ E36 N8 FGR= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 6,335

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		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 01/01/2024 BY KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS