LOT 14 WOODCREST S/D UNIT 2.

ORB 803-1853, 894-2417, WD 936-1

BRITO OMAR/AYALA LUANY MARIELA
14555 SW 158TH PATH
MIAMI, FL 33196

2027

11-4S-16-02905-314

BUILDING CHARACTERISTICS

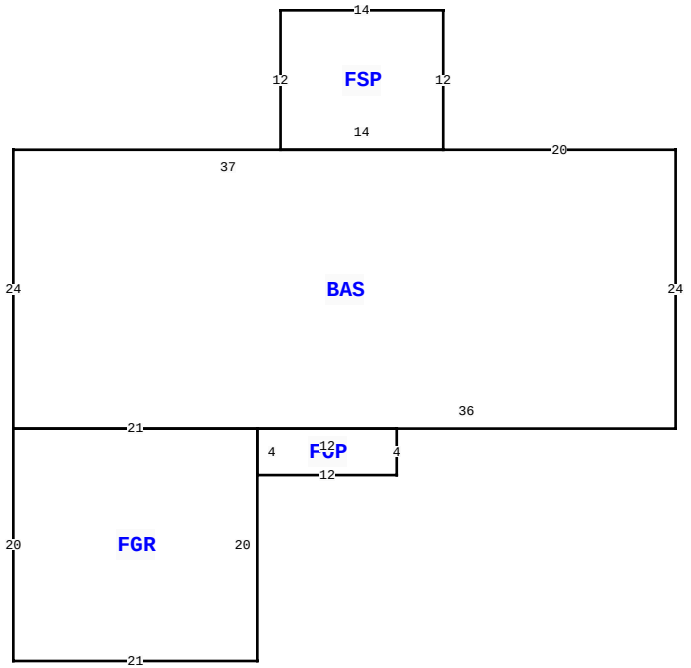
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,368	100		1,368	152,942
FGR	420	55		231	25,826
FOP	48	30		14	1,565
FSP	168	40		67	7,490
TOTALS	2,004			1,680	187,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	129.4700	142.42	239,266	1999	2005	0	0	0	21.50	78.50

1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr



268 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	0	0	0	861.00	UT	1.50	1.50	100	1999	1999	3	100	1,292	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
3	0060	CARPORT F	0	0	14	20	280.00	UT	4.50	4.50	100	2009	2009	3	100	1,260	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,824
TOTAL MARKET OB/XF VALUE	4,852
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	227,676
SOH/AGL Deduction	0
ASSESSED VALUE	227,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,676
TOTAL JUST VALUE	227,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045611	Electrical Servic	0	10/04/2022
15997	SFR	235	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1	8/22/2024	WD	Q	I	01	280,000
GRANTOR: MILLER CHARLES S						
GRANTEE: BRITO OMAR						
1399/0282	11/18/2019	WD	Q	I	01	179,000
GRANTOR: CASSANDRA L J MORGAN						
GRANTEE: CHARLES S & NASTOSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W14 S12 E14$ W37 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,852

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 11/15/2024 BY TP Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS