LOT 15 WOODCREST S/D UNIT 2.

803-1853, 898-1778, QC 1105-753,

CADY PHILIP/CADY JARED
284 SW WOODVIEW WAY
LAKE CITY, FL 32024

2027

11-4S-16-02905-315

BUILDING CHARACTERISTICS

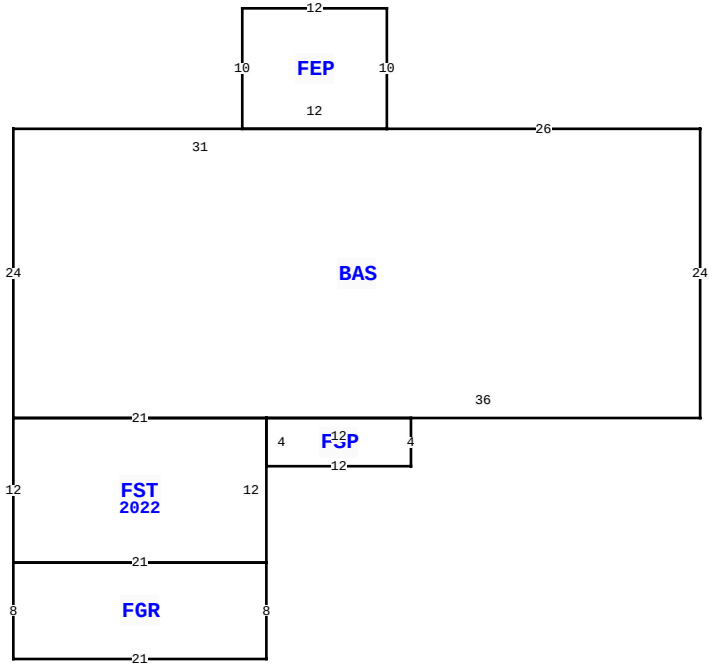
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	150,153
FEP	120	80		96	10,537
FGR	168	55		92	10,098
FSP	48	40		19	2,086
FST	252	55	2022	139	15,257
TOTALS	1,956			1,714	188,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	119.5000	131.45	225,305	2000	2010	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 2026 Heated Area: 1368 HX Base Yr 2026



284 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		188,130
TOTAL MARKET OB/XF VALUE		9,535
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,665
SOH/AGL Deduction		0
ASSESSED VALUE		232,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,254
TOTAL JUST VALUE		232,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16324	SFR	235	11/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1373	6/22/2026	QC	U	I	11	100
GRANTOR: CADY PHILIP						
GRANTEE: CADY PHILIP						
1525/906	10/11/2024	WD	Q	I	01	300,000
GRANTOR: SMITH MELANIE G						
GRANTEE: CADY PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W31 S24 E21 E36 N24 $
FST=[YR=2022;ORIG=-57,24] E21 S12 W21 N12 $
FGR=[ORIG=-57,36] S8 E21 N8 W21 $
FEP=[ORIG=-26,0] N10 W12 S10 E12 $
FSP=[ORIG=-36,24] S4 E12 N4 W12 $
.

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	1,071.00	UT	1.50	1.50	100	2000	2000	3	100	1,607	
2	0296	SHED METAL	0	100	10	16	160.00	UT	11.00	11.00	100	2009	2009	3	100	1,760	
3	0296	SHED METAL	0	100	12	24	288.00	UT	11.00	11.00	100	2009	2009	3	100	3,168	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	100	1,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2019		100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,535

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 12/06/2024 BY TP Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS