LOT 17 WOODCREST S/D UNIT 2.

803-1853, 863-642, WD 1156-2524,

FOUNTAIN TRICIA YVONNE
269 SW WOODVIEW WAY
LAKE CITY, FL 32024

2027

11-4S-16-02905-317

BUILDING CHARACTERISTICS

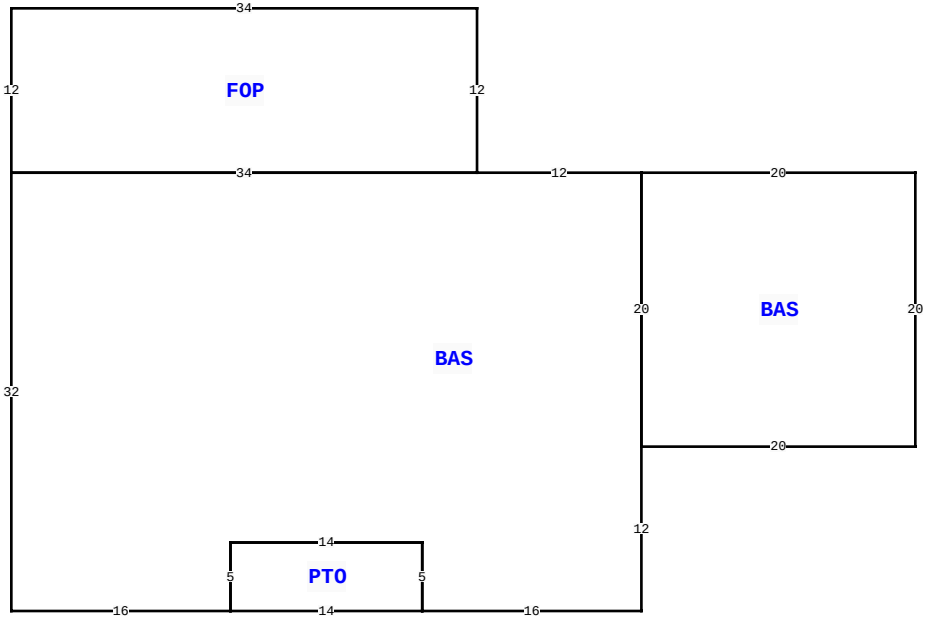
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	400	100		400	36,771
BAS	1,402	100		1,402	128,882
FOP	408	30		122	11,215
PTO	70	5		4	368
TOTALS	2,280			1,928	177,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	117.7580	129.53	249,734	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2009 Heated Area: 1802 HX Base Yr 2009



269 SW WOODVIEW WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	177,236
TOTAL MARKET OB/XF VALUE	32,339
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	244,575
SOH/AGL Deduction	79,290
ASSESSED VALUE	165,285
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,874
TOTAL JUST VALUE	244,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046994	Storage Building	20,000	04/19/2023
32917	STORAGE	101	04/27/2015
14237	SFR	235	07/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1206	1/15/2025	QC	U	I	11	100
GRANTOR: PASCHALL CHRISTOPHER						
GRANTEE: FOUNTAIN TRICIA YVO						
1214/0796	1/16/2009	WD	U	I	11	100
GRANTOR: CHRISTOPHER & TRICIA						
GRANTEE: CHRISTOPHER & TRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W34 S32 E16 N5 E14 S5 E16 N12 N20 $
FOP=[ORIG=-12,0] N12 W34 S12 E34 $
BAS=[ORIG=0,20] E20 N20 W20 S20 $
PTO=[ORIG=-30,32] E14 N5 W14 S5 $
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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	1,559.00	UT	1.50	1.50	100	1998	1998	3	100	2,339	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
4	0030	BARN,MT	0	100	28	50	1,400.00	UT	18.00	18.00	100	2024	2023		100	25,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 32,339

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 05/18/2023 BY RP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS