

LOT 19 WOODCREST S/D UNIT 2.
803-1853, 939-1347, DC 1342-2609

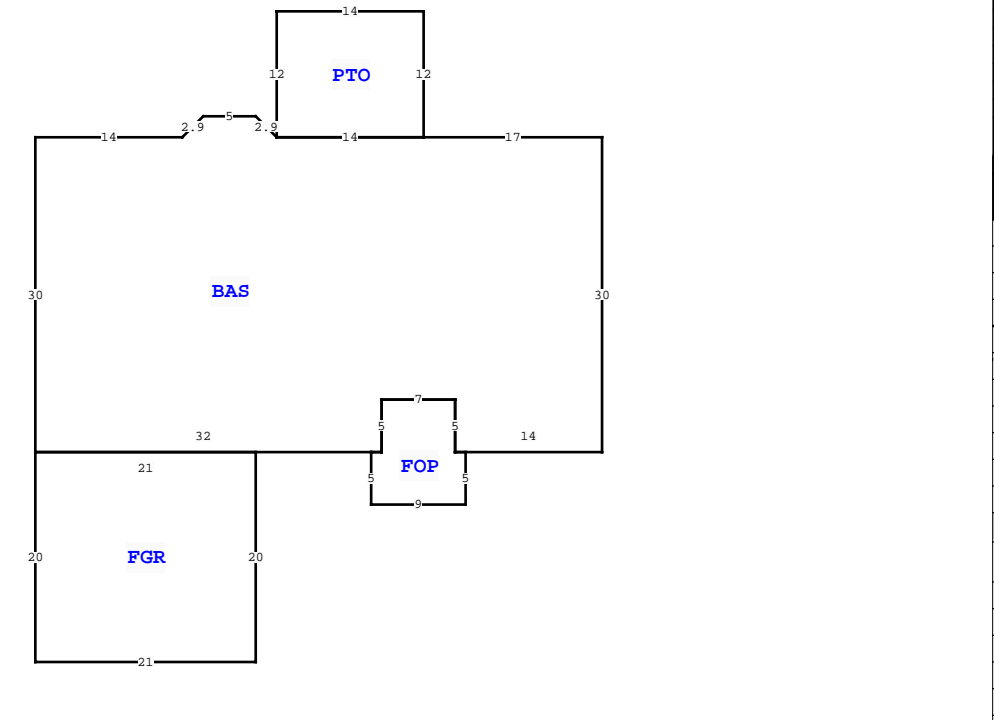
ROSEKE ALEATHA H
172 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-319

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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
Architectural Units	05	CONV	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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,862	131.3334	147.09	273,882	2001	2001	0	0	25.80	74.20
1 SINGLE FAM			100% - 2026	Heated Area: 1599		HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	174,516
FGR	420	55		231	25,212
FOP	80	30		24	2,619
PTO	168	5		8	873
TOTALS	2,267			1,862	203,220

EXTRA FEATURES		BLD DATE		LGL DATE													
L N	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	905.00	UT	1.50	1.50	100	2001	2001	3	100	1,358	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
3	0214	GRN HOUSE	0	100	0	0	1.00	UT	650.00	650.00	100	2024	2023		100	650	
4	0296	SHED METAL	0	100	12	36	1.00	UT	2,800.00	2,800.00	100	2024	2022		100	2,800	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		203,220	
TOTAL MARKET OB/XF VALUE		9,908	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		248,128	
SOH/AGL Deduction		56,058	
ASSESSED VALUE		192,070	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		135,659	
TOTAL JUST VALUE		248,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049519	Roof Replacement	16,500	03/28/2024
000048440	Electrical Servic	0	10/18/2023
18398	SFR	285	06/14/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1779	7/16/2025	WD Q	Q	I	01	310,000
GRANTOR: THE MCMULLEN FAMILY T						
GRANTEE: ROSEKE ALEATHA H						
1478/2600	11/07/2022	WD Q	Q	I	01	274,000
GRANTOR: FISCHER WILLIAM J						
GRANTEE: THE MCMULLEN FAMILY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 PTO= N12 W14 S12 E14\$ W14 L2 U2 W5 D2 L2 W14 S30	
FGR= S20 E21 N20 W21\$ E32 FOP= S5 E9 N5 W1 N5 W7 S5 W1\$ E1 N5	
E7 S5 E14 N30\$.	