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

2027

11-4S-16-02905-319

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
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

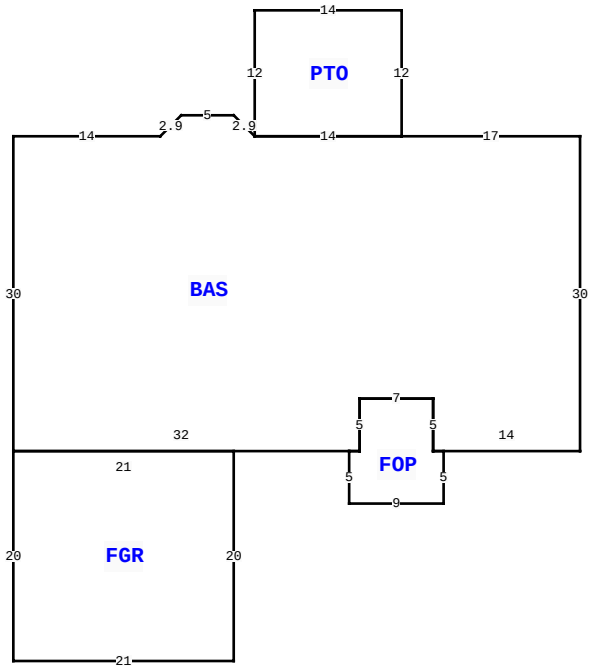
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	171,408
FGR	420	55		231	24,763
FOP	80	30		24	2,573
PTO	168	5		8	858
TOTALS	2,267			1,862	199,600

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	144.47	269,003	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2026 Heated Area: 1599 HX Base Yr 2026



172 SW CREST GLN, 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,600
TOTAL MARKET OB/XF VALUE		9,908
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		244,508
SOH/AGL Deduction		46,676
ASSESSED VALUE		197,832
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		141,421
TOTAL JUST VALUE		244,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,128

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	I	01	310,000
GRANTOR: THE MCMULLEN FAMILY T						
GRANTEE: ROSEKE ALEATHA H						
1478/2600	11/07/2022	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 9,908

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 09/04/2025 BY TP Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS