

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

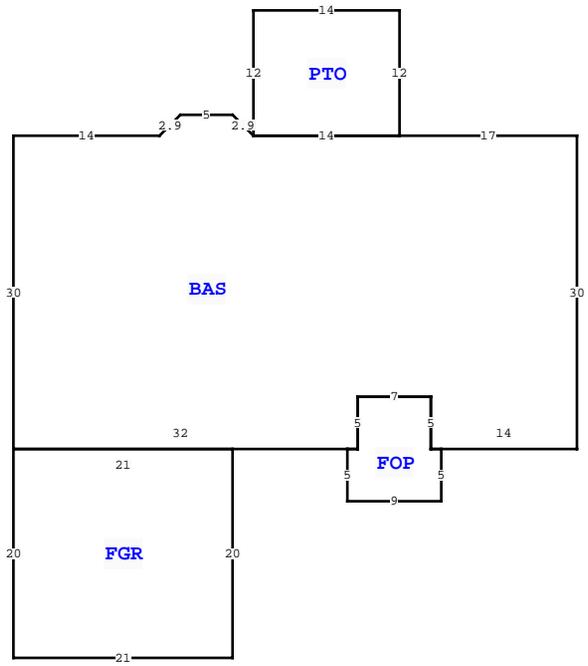
ROSEKE ALEATHA H
172 SW CREST GLN
LAKE CITY, FL 32024

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/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,599 | 100 | |
| FGR | 420 | 55 | |
| FOP | 80 | 30 | |
| PTO | 168 | 5 | |
| TOTALS | 2,267 | | |

| 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 0% - 2026 Heated Area: 1599 HX Base Yr | | | | | | | | | | | |



| 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 | | 0 | |
| ASSESSED VALUE | | 248,128 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 248,128 | |
| 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 | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 905.00 | UT | 1.50 | 1.50 | 100 |
| 2 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 |
| 3 | 0214 | GRN HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 650.00 | 650.00 | 100 |
| 4 | 0296 | SHED METAL | 0 | 0 | 12 | 36 | 1.00 | UT | 2,800.00 | 2,800.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 9,908 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| BUILDING NOTES | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| 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\$. | | | | | | | | | | | |

| 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 | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | 1.00 |