LOT 21 WOODCREST S/D UNIT 2.

803-1853, 911-1205,WD 1296-2398,

PIN JOHN
218 SW CREST GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-321

BUILDING CHARACTERISTICS

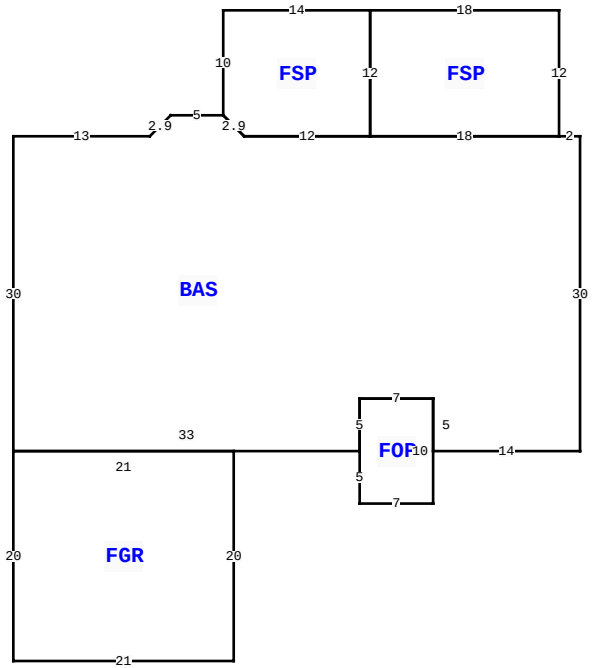
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	185,357
FGR	420	55		231	26,778
FOP	70	30		21	2,434
FSP	166	40		66	7,651
FSP	216	40		86	9,970
TOTALS	2,471			2,003	232,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	134.2410	147.67	295,783	2000	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2024 Heated Area: 1599 HX Base Yr 2024



218 SW CREST GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1,263.00	UT	1.50	1.50	100	2000	2000	3	100	1,895	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,190
TOTAL MARKET OB/XF VALUE		3,095
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,285
SOH/AGL Deduction		0
ASSESSED VALUE		270,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,874
TOTAL JUST VALUE		270,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17150	SFR	265	06/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/182	12/07/2023	WD	Q	I	01	307,500
GRANTOR: RICE DENISE E						
GRANTEE: PIN JOHN						
1468/1872	6/01/2022	WD	Q	I	01	275,000
GRANTOR: STEWART LISA DARLENE						
GRANTEE: RICE DENISE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N12 W18 S12 E18$ W18 FSP= N12 W14 S10 D2 R2 E12$ W12 L2 U2 W5 D2 L2 W13 S30 FGR= S20 E21 N20 W21$ E33 FOP= S5 E7N10 W7 S5$ N5 E7 S5 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,095

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 01/10/2024 BY KS Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS