LOT 34 WOODCREST S/D UNIT 2.
803-1853, 893-1629, PB 933-289 T

BLANCO ALEC V/DIAZ RYZELL D
287 SW CREST GLN
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-334**

## BUILDING CHARACTERISTICS

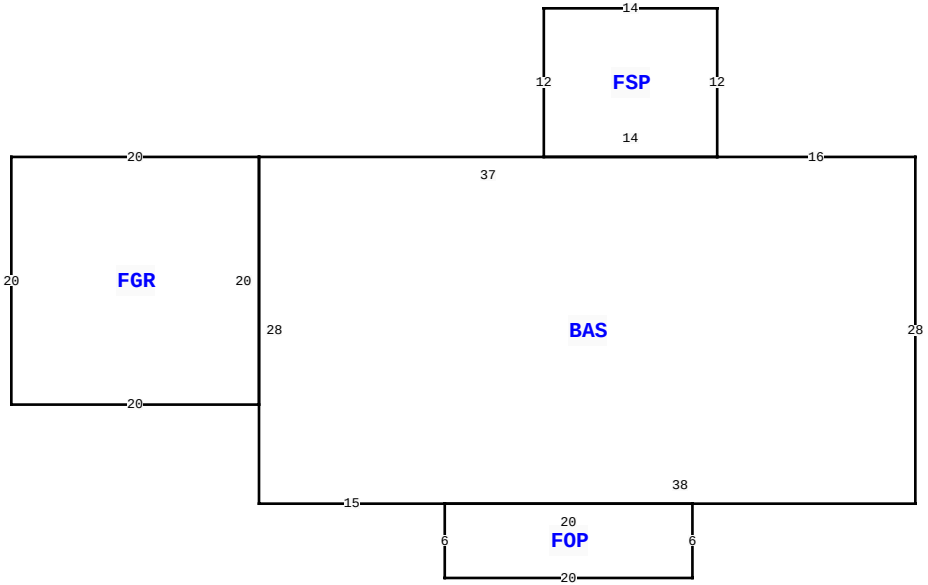
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| 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 | 1,484 | 100 | | 1,484 | 160,426 |
| FGR | 400 | 55 | | 220 | 23,783 |
| FOP | 120 | 30 | | 36 | 3,891 |
| FSP | 168 | 40 | | 67 | 7,243 |
| TOTALS | 2,172 | | | 1,807 | 195,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,807 | 136.4000 | 150.04 | 271,122 | 1999 | 1999 | 0 | 0 | 0 | 27.95 | 72.05 |

1 SINGLE FAM 100% - 2022 Heated Area: 1484 HX Base Yr 2022




287 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 | 1,375.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 2,063 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 180.00 | UT | 4.50 | 4.50 | 100 | 1999 | 1999 | 3 | 100 | 810 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,343 |
| TOTAL MARKET OB/XF VALUE | | 4,873 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 235,216 |
| SOH/AGL Deduction | | 23,820 |
| ASSESSED VALUE | | 211,396 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 159,985 |
| TOTAL JUST VALUE | | 235,216 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,771 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15122 | SFR | 215 | 02/23/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1435/2224 | 4/20/2021 | WD | Q | I | 01 | 208,000 |
| GRANTOR: FRATUS LISA | | | | | | |
| GRANTEE: BLANCO ALEC V | | | | | | |
| 1328/2737 | 12/23/2016 | WD | Q | I | 01 | 130,000 |
| GRANTOR: JANIS HALL | | | | | | |
| GRANTEE: LEILA ASHLEMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= N12 W14 S12 E14$ W37 FGR= W20 S20 E20 N20$ S28 E15 FOP= S6 E20 N6 W20$ E38 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 4,873

| 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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS