

LOT 40 WOODCREST S/D UNIT 2.
ORB 803-1853, 867-2501,
985-449, DIV 1136-2489, SWD

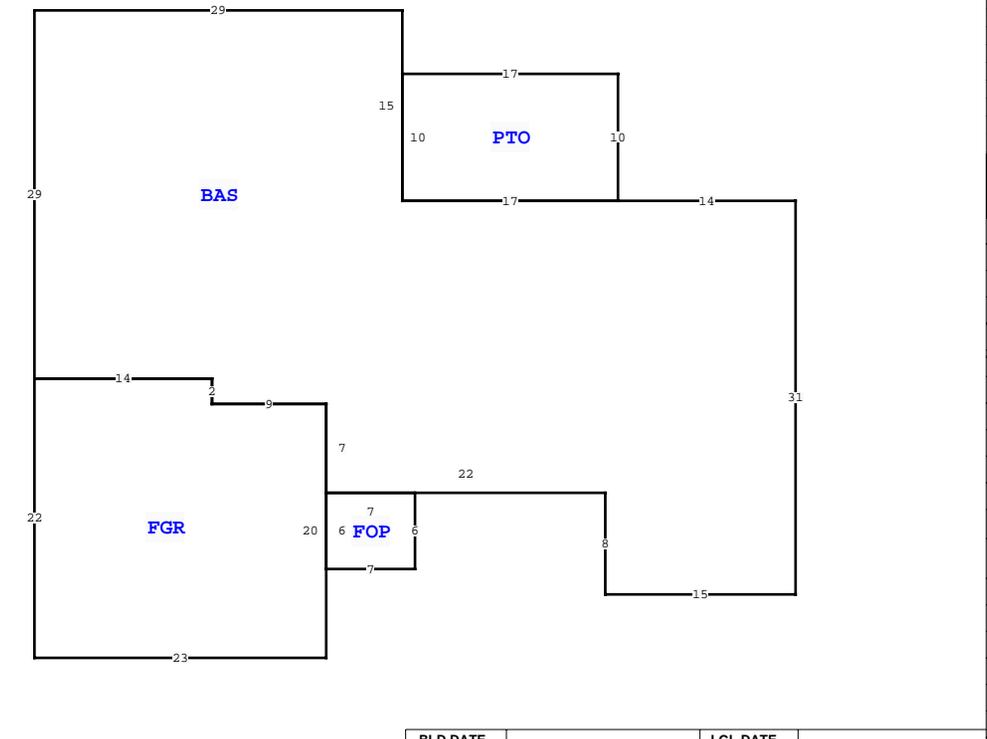
FADHEL MOHAMED Z
151 SW CREST GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-340

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2009		257,428	1998	1998	0	0	29.03	70.97



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,697	
TOTAL MARKET OB/XF VALUE		1,161	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		218,858	
SOH/AGL Deduction		83,636	
ASSESSED VALUE		135,222	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		83,811	
TOTAL JUST VALUE		218,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,383	

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	1,746	100		1,746	156,751
FGR	488	55		268	24,060
FOP	42	30		13	1,167
PTO	170	5		8	718
TOTALS	2,446			2,035	182,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14238	SFR	300	07/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0795	1/07/2016	WD	U	I	30	100
GRANTOR: SAMIA MAROUANI						
GRANTEE: MOHAMED Z FADHEL						
0985/0449	5/30/2003	WD	Q	I		112,800
GRANTOR: MCPHEE						
GRANTEE: FADHEL'S						

EXTRA FEATURES		151 SW CREST GLN, LAKE CITY														
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		1.50	1.50	100	1998	1998	3	100	1,161	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 PTO= N10 W17 S10 E17\$ W17 N15 W29 S29 FGR= S22E23 N20 W9 N2 W14\$ E14 S2 E9 S7 FOP= S6 E7 N6 W7\$ E22 S8 E15 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,161																						
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							