LOT 41 WOODCREST S/D UNIT 2.

803-1853, 878-1444, 944-536, 131

MAY FLORRIE C
845 SYMPHONY ISLES BLVD
APOLLO BEACH, FL 33572

2027

11-4S-16-02905-341

BUILDING CHARACTERISTICS

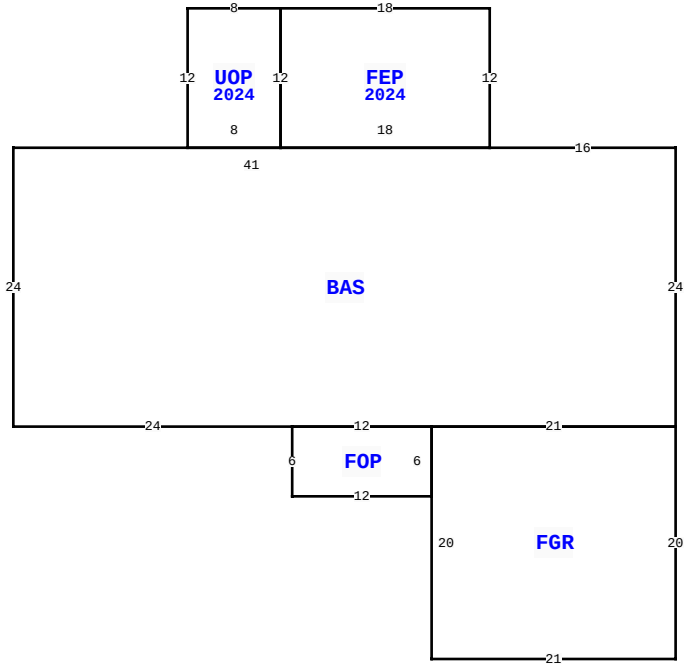
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	1,368	100		1,368	125,906
FEP	216	80	2024	173	15,922
FGR	420	55		231	21,261
FOP	72	30		22	2,025
UOP	96	20	2024	19	1,749
TOTALS	2,172			1,813	166,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	116.1300	127.74	231,593	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2017 Heated Area: 1368 HX Base Yr 2017



131 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	849.00	UT	1.50	1.50	100	1999	1999	3	100	1,274	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,863
TOTAL MARKET OB/XF VALUE	3,574
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	205,437
SOH/AGL Deduction	63,627
ASSESSED VALUE	141,810
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	35,399
TOTAL JUST VALUE	205,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14832	SFR	235	12/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/291	7/08/2022	LE	U	I	14	100
GRANTOR: MAY AURIST B JR						
GRANTEE: MAY AURIST B III						
1313/2282	4/22/2016	WD	Q	I	01	135,000
GRANTOR: BRIAN A WELCH & JENNI						
GRANTEE: AURIST B JR & FLORR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W41 S24 E24 E12 E21 N24 $
FGR=[ORIG=-21,24] S20 E21 N20 W21 $
FOP=[ORIG=-33,24] S6 E12 N6 W12 $
FEP=[YR=2024;ORIG=-34,-12] E18 S12 W18 N12 $
UOP=[YR=2024;ORIG=-42,-12] E8 S12 W8 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,574

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