LOT 42 WOODCREST S/D UNIT 2.
ORB 803-1853, 952-1689, (DC 1219-2598;MARCELLO TONIETTO),

BROWN KENNETH W/BROWN CAROLYN E
181 SW WOODVIEW WAY
LAKE CITY, FL 32024

2027

11-4S-16-02905-342

BUILDING CHARACTERISTICS

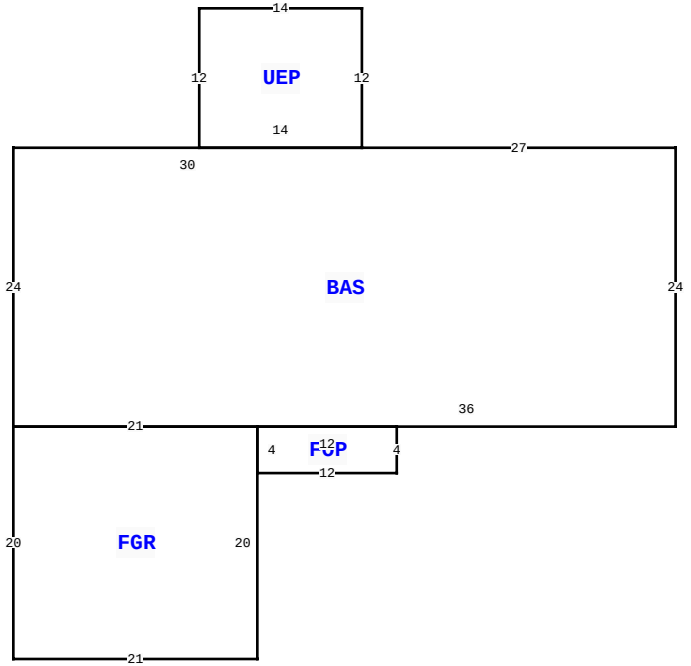
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	131,533
FGR	420	55		231	22,211
FOP	48	30		14	1,346
UEP	168	60		101	9,711
TOTALS	2,004			1,714	164,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	116.1300	127.74	218,946	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2014 Heated Area: 1368 HX Base Yr 2014



181 SW WOODVIEW WAY, 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	871.00	UT	2.00	2.00	100	2002	2002	3	100	1,742	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2002	2002	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	90.00	UT	6.50	6.50	100	2009	2009	3	100	585	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,801
TOTAL MARKET OB/XF VALUE		6,427
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		206,228
SOH/AGL Deduction		68,543
ASSESSED VALUE		137,685
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		36,274
TOTAL JUST VALUE		206,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19506	SFR	252	05/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/1979	12/30/2013	WD	Q	I	01	126,000
GRANTOR: CAROL TONIETTO						
GRANTEE: KENNETH W & CAROLYN						
0952/1689	5/02/2002	WD	P	V	99	19,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: MARCELLO R & CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UEP= N12 W14 S12 E14$ W30 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,427

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