

LOT 44 WOODCREST S/D UNIT 2.
803-1853, 869-1850, WD 1431-871,

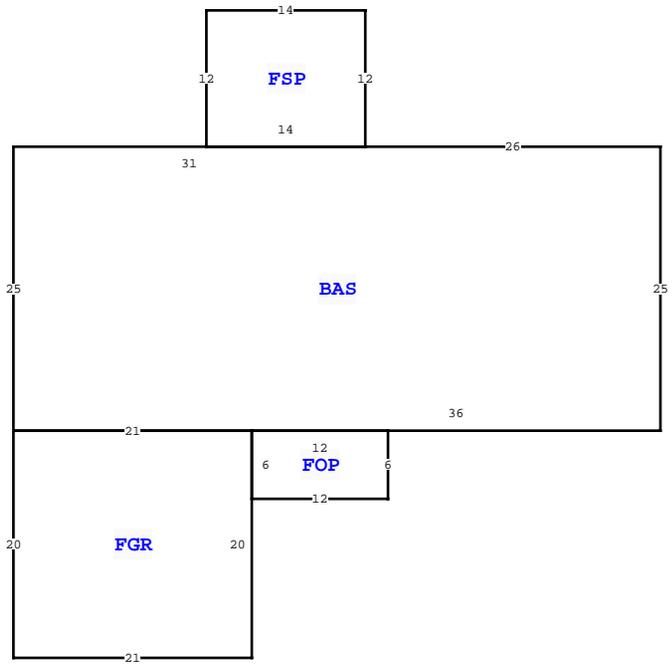
CLEARY MICHAEL WAYNE
384 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-344

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,745	120.8000	135.30	236,098	1998	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1425 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	154,242
FGR	420	55		231	25,003
FOP	72	30		22	2,382
FSP	168	40		67	7,252
TOTALS	2,085			1,745	188,878

384 SW WOODCREST DR, LAKE CITY

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

EXTRA FEATURES																	
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	0	0	0	972.00	UT	1.50	1.50	100	1998	1998	3	100	1,458	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1998	1998	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
5	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			188,878	
TOTAL MARKET OB/XF VALUE			8,158	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			232,036	
SOH/AGL Deduction			0	
ASSESSED VALUE			232,036	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			232,036	
TOTAL JUST VALUE			232,036	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			217,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044612	Electrical Servic	0	06/06/2022
14114	SFR	235	06/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1034	7/22/2025	WD Q	Q	I	01	305,000
GRANTOR: DEAL JAMES A						
GRANTEE: CLEARY MICHAEL WAYN						
1461/1877	3/10/2022	WD Q	Q	I	01	239,900
GRANTOR: NOTON THOMAS A						
GRANTEE: DEAL JAMES A						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 FSP= N12 W14 S12 E14\$ W31 S25 FGR= S20 E21 N20 W21\$ E21 FOP= S6 E12 N6 W12\$ E36 N25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							