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

2027

11-4S-16-02905-344

BUILDING CHARACTERISTICS

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

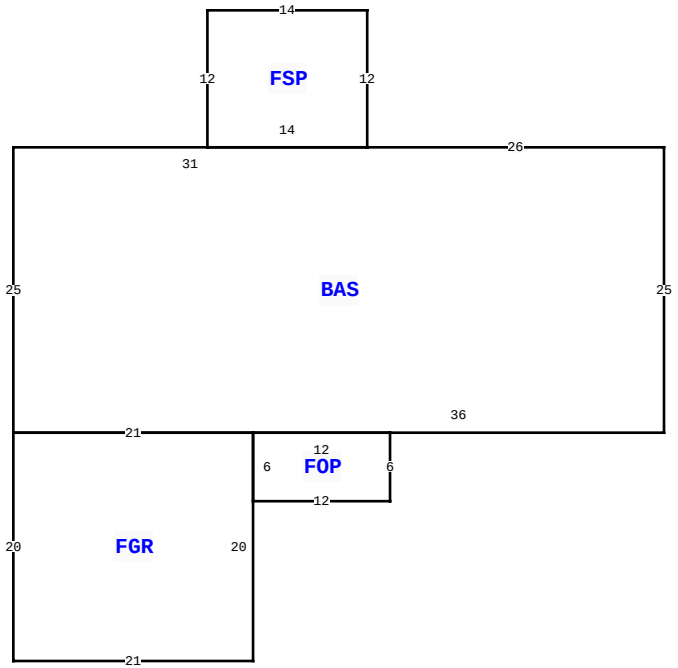
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	151,483
FGR	420	55		231	24,556
FOP	72	30		22	2,338
FSP	168	40		67	7,122
TOTALS	2,085			1,745	185,501

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	132.88	231,876	1998	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1425 HX Base Yr



384 SW WOODCREST DR, 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	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	
3	0120	CLFENCE 4	0	0	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
4	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,501
TOTAL MARKET OB/XF VALUE	8,158
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	228,659
SOH/AGL Deduction	0
ASSESSED VALUE	228,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,659
TOTAL JUST VALUE	228,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,036

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	I	01	305,000
GRANTOR: DEAL JAMES A						
GRANTEE: CLEARY MICHAEL WAYN						
1461/1877	3/10/2022	WD	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 8,158

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	0		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 11/12/2025 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS