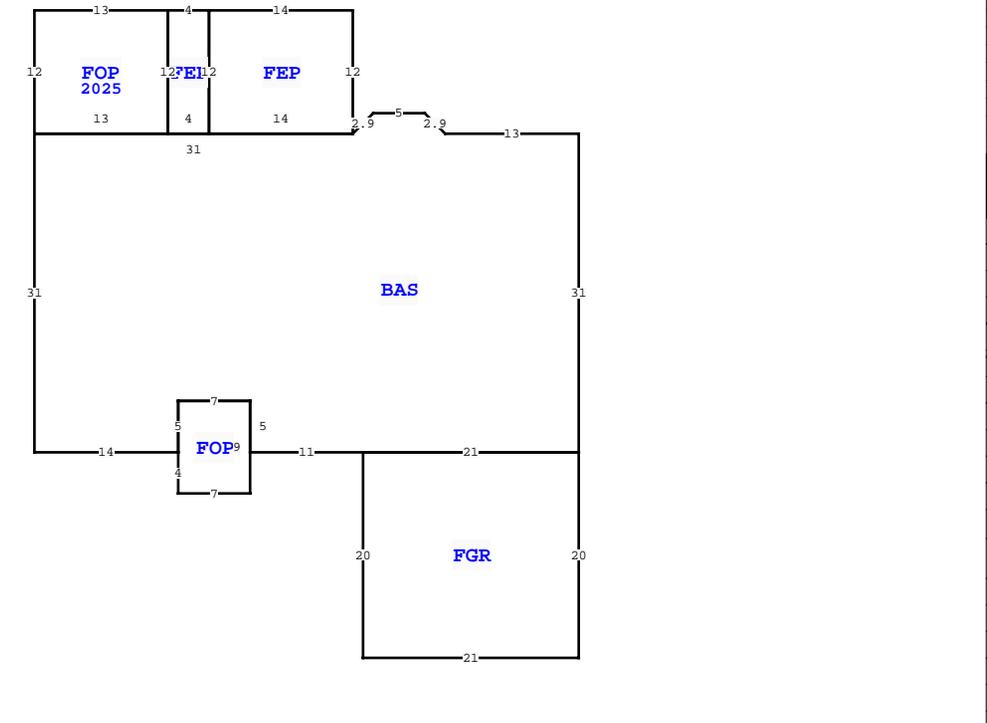


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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

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%	- 2025								
				Heated Area: 1622							
					HX Base Yr 2025						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	197,660
FEP	48	80		38	4,631
FEP	168	80		134	16,329
FGR	420	55		231	28,150
FOP	63	30		19	2,315
FOP	156	30	2025	47	5,727
TOTALS	2,477			2,091	254,813

402 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	100	0	0		2.00	2.00	100	2003	2003	3	100	1,810	
2	0296	SHED METAL	0	100	10	12		5.00	5.00	100	2004	2004	3	100	600	
3	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2014	2014	3	100	800	
4	0104	GENERATOR	0	100	0	0		6,000.00	6,000.00	100	2021	2020		70	4,200	
5	0060	CARPOT F	0	100	0	0		1,500.00	1,500.00	100	2021	2020		100	1,500	
6	0166	CONC, PAVMT	0	100	0	0		500.00	500.00	100	2021	2020		100	500	

TOTAL OB/XF 9,410

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			254,813	
TOTAL MARKET OB/XF VALUE			9,410	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			299,223	
SOH/AGL Deduction			107,996	
ASSESSED VALUE			191,227	
TOTAL EXEMPTION VALUE	HX HB SX 13		191,227	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			299,223	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			302,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40017	GENERATOR	0	06/23/2020
20648	SFR	385	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/49	8/02/2024	WD	Q	I	01	339,000
GRANTOR: COX JAMES A						
GRANTEE: GENTILE-KEMP BARBAR						
1393/0133	8/16/2019	WD	U	I	11	100
GRANTOR: DALIL AROCHO & OVIS A						
GRANTEE: JAMES A COX & DENA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 U2L2 W5 D2L2 W31 S31 E14 N5 E7 S5 E11 E21 N31 \$	
FGR=[ORIG=-21,31] S20 E21 N20 W21 \$	
FEP=[ORIG=-22,0] N12 W14 S12 E14 \$	
FOP=[ORIG=-39,31] S4 E7 N9 W7 S5 \$	
FEP=[ORIG=-36,-12] W4 S12 E4 N12 \$	
FOP=[YR=2025;ORIG=-40,-12] S12 W13 N12 E13 \$	