LOT 46 WOODCREST S/D UNIT 2.

803-1853, 856-1496, 901-2004, 94

HOLMES MARK DAVID/LAND SUZANNE ANNETTE
118 SW HUNTSVIEW WAY
LAKE CITY, FL 32024

2027

11-4S-16-02905-346

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
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

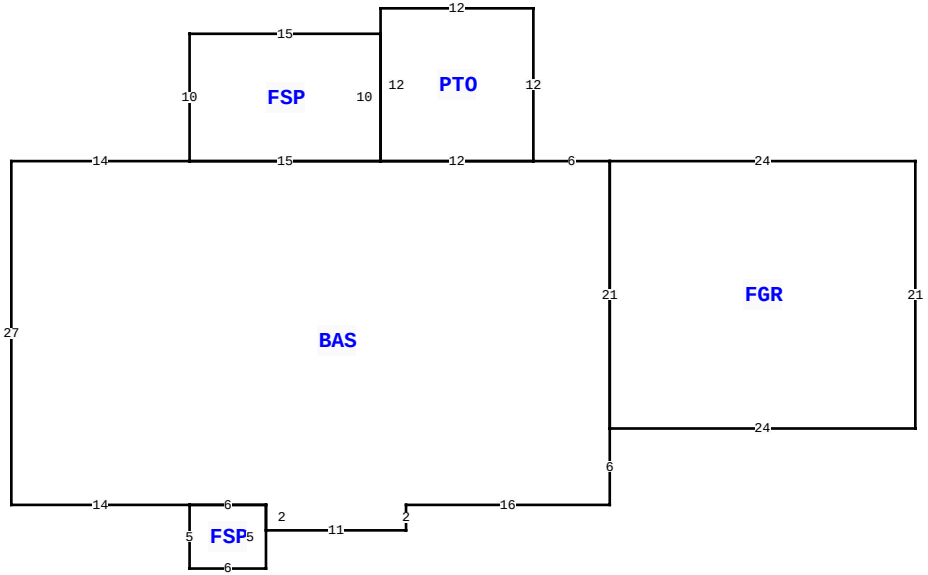
NEIGHBORHOOD/LOC 11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,291	100		1,291	139,273
FGR	504	55		277	29,883
FSP	30	40		12	1,295
FSP	150	40		60	6,473
PTO	144	5		7	755
TOTALS	2,119			1,647	177,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	130.7640	143.84	236,904	1998	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1291 HX Base Yr 2022



118 SW HUNTSVIEW 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	1,064.00	UT	2.00	2.00	100	1998	1998	3	100	2,128	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	220.00	220.00	100	2024	2023		100	220	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,678
TOTAL MARKET OB/XF VALUE		10,448
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		223,126
SOH/AGL Deduction		22,376
ASSESSED VALUE		200,750
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,339
TOTAL JUST VALUE		223,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049632	Electrical Servic	0	04/16/2024
000049563	Electrical Servic	0	04/05/2024
000043874	Roof Replacement	13,000	03/08/2022
13686	SFR	215	02/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/325	2/23/2021	WD	Q	I	01	187,500
GRANTOR: PERRY WILLIAM G						
GRANTEE: HOLMES MARK DAVID						
1154/1885	7/12/2008	WD	Q	I		162,300
GRANTOR: DUNICAN						
GRANTEE: PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 E14 FSP= S5 E6 N5 W6$ E6 S2 E11 N2 E16 N6 FGR= E24 N21 W24 S21$ N21 W6 PTO= N12 W12 S12 E12$ W12 FSP= N10 W15 S10 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 10,448

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 03/23/2026 BY robin Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS