

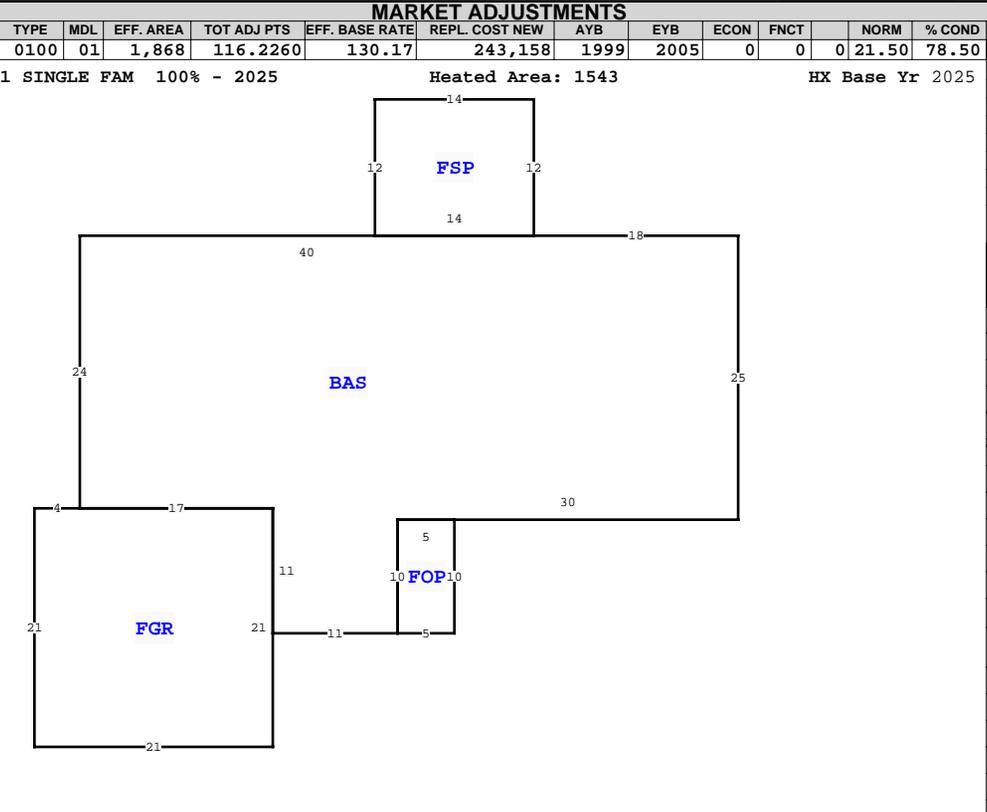
LOT 48 WOODCREST S/D UNIT 2.  
803-1853, 879-1511, WD 1528-2596

WHITNEY LIVING TRUST DATED APRIL 11, 2025  
141 SW WOODGRASS GLN  
LAKE CITY, FL 32024

**2026**

11-4S-16-02905-348  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
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
Architectural	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



141 SW WOODGRASS GLN, LAKE CITY  
BLD DATE: 1999, XF DATE: 1999, INC DATE: 1999  
LGL DATE: 04/14/2026, LAND DATE: 04/14/2026, AG DATE: 04/14/2026

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100		1,543	157,669
FGR	441	55		243	24,830
FOP	50	30		15	1,533
FSP	168	40		67	6,846
<b>TOTALS</b>	<b>2,202</b>			<b>1,868</b>	<b>190,879</b>

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	1,348.00	UT	1.50	1.50	100	1999	1999	3	100	2,022	

EXTRA FEATURES														
TOTAL OB/XF 2,022														

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							

REVIEW DATE 01/24/2025 BY ME																								
Total Acres: 0.51					Total Land Value: 35,000					Market: 0					Agricultural: 0					Common: 35,000				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,879	
TOTAL MARKET OB/XF VALUE		2,022	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		227,901	
SOH/AGL Deduction		96,376	
ASSESSED VALUE		131,525	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		80,114	
TOTAL JUST VALUE		227,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041958	Roof Replacement	10,300	05/19/2021
14239	SFR	285	07/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1625	4/11/2025	QC	U	I	20	100

GRANTOR: WHITNEY JAMES AKA JAM  
GRANTEE: WHITNEY LIVING TRUS  
1532/392 1/27/2025 WD U I 11 0  
GRANTOR: SPURLING ROY DENNIS  
GRANTEE: WHITNEY JAMES

BUILDING NOTES
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**BUILDING DIMENSIONS**  
BAS= W18 FSP= N12 W14 S12 E14\$ W40 S24 FGR= W4 S21 E21 N21 W17\$ E17 S11 E11 FOP= E5 N10 W5 S10\$ N10 E30 N25\$.