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

2027

11-4S-16-02905-348

BUILDING CHARACTERISTICS

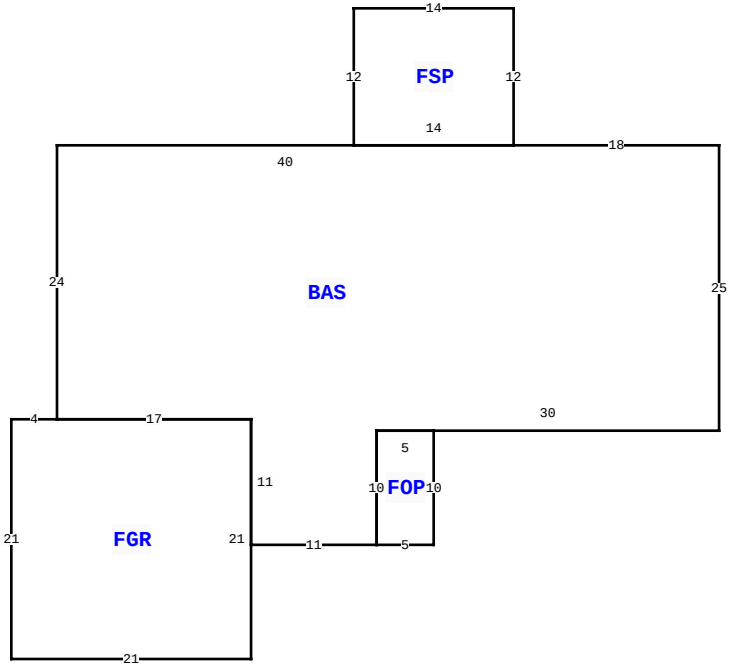
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,543	100		1,543	154,859
FGR	441	55		243	24,388
FOP	50	30		15	1,506
FSP	168	40		67	6,724
TOTALS	2,202			1,868	187,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	116.2260	127.85	238,824	1999	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2025 Heated Area: 1543 HX Base Yr 2025



141 SW WOODGRASS GLN, 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	1,348.00	UT	1.50	1.50	100	1999	1999	3	100	2,022	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,477
TOTAL MARKET OB/XF VALUE		2,022
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,499
SOH/AGL Deduction		89,028
ASSESSED VALUE		135,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,060
TOTAL JUST VALUE		224,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,901

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 2,022

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 01/24/2025 BY ME Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS