LOT 50 WOODCREST S/D UNIT 2.

803-1853, 922-2006, WD 1100-1979

BROOKS ERIC ASHTON
140 SW WOODGRASS GLN
LAKE CITY, FL 32025

2027

11-4S-16-02905-350

BUILDING CHARACTERISTICS

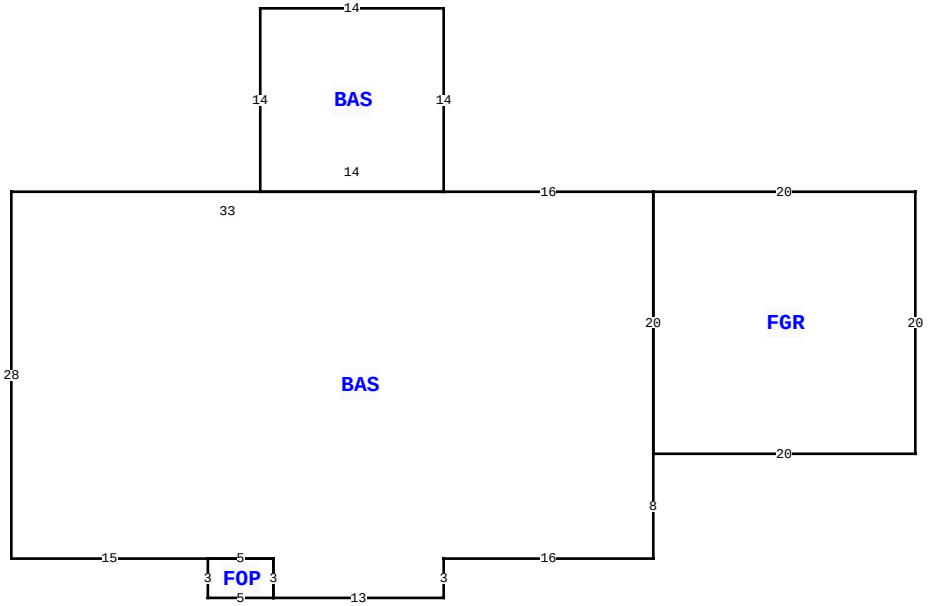
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC		11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	18,035
BAS	1,411	100		1,411	129,832
FGR	400	55		220	20,243
FOP	15	30		4	368
TOTALS	2,022			1,831	168,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	114.4000	125.84	230,413	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2022 Heated Area: 1607 HX Base Yr 2022



140 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	950.00	UT	1.50	1.50	100	2000	2000	3	100	1,425	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	6.50	6.50	100	2009	2009	3	100	2,600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,478
TOTAL MARKET OB/XF VALUE		4,625
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		208,103
SOH/AGL Deduction		21,927
ASSESSED VALUE		186,176
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,765
TOTAL JUST VALUE		208,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28762	ADDN SFR	126	07/29/2010
17303	SFR	235	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/936	6/29/2021	WD	Q	I	01	205,000
GRANTOR: JONES RACHEAL V						
GRANTEE: BROOKS ERIC ASHTON						
1441/938	5/29/2021	WD	U	I	11	100
GRANTOR: WARREN REBECCA S						
GRANTEE: JONES RACHAEL V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N14 W14 S14 E14$ W33 S28 E15 FOP= S3 E5 N3 W5$ E5 S3 E13 N3 E16 N8 FGR= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 4,625

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 01/10/2024 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS