

LOT 51 WOODCREST S/D UNIT 2.
ORB 803-1853, WD 1035-1814.
WD 1073-849, CT 1181-2790,

MEREDITH REBECCA A
196 SW HUNTSVIEW WAY
LAKE CITY, FL 32024

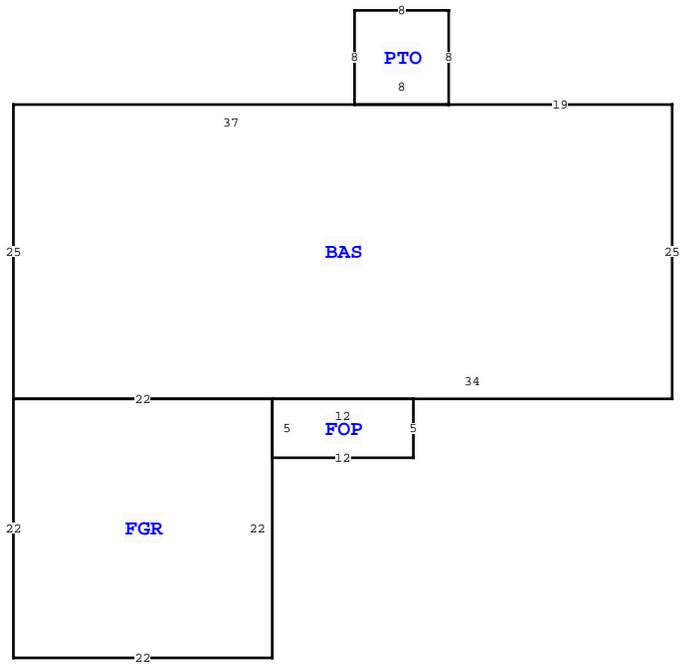
2026

11-4S-16-02905-351



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
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	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,687	119.6000	136.34	230,006	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2010 Heated Area: 1400 HX Base Yr 2010														



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	1,400	100		1,400	154,610
FGR	484	55		266	29,375
FOP	60	30		18	1,988
PTO	64	5		3	331
TOTALS	2,008			1,687	186,305

196 SW HUNTSVIEW WAY, 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		3.00	3.00	100	2006	2006	3	100	3,069	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			186,305	
TOTAL MARKET OB/XF VALUE			3,069	
TOTAL LAND VALUE - MARKET			52,500	
TOTAL MARKET VALUE			241,874	
SOH/AGL Deduction			94,704	
ASSESSED VALUE			147,170	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			95,759	
TOTAL JUST VALUE			241,874	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			240,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051657	Roof Replacement	10,833	11/26/2024
23050	SFR	449	04/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/1267	10/30/2009	WD	U	I	12	124,900
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: REBECCA A MEREDITH						
1181/2790	9/23/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LAURA						
GRANTEE: HSBC BANK USA NATIO						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W19 PTO= N8 W8 S8 E8\$ W37 S25 FGR= S22 E22 N22 W22\$ E22													
FOP= S5 E12 N5 W12\$ E34 N25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.50	35,000.00	52,500.00	52,500							