LOT 57 WOODCREST S/D UNIT 2.

803-1853, WD 883-634, WD 979-574

MUNIZ VICTOR M
469 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2027

11-4S-16-02905-357

BUILDING CHARACTERISTICS

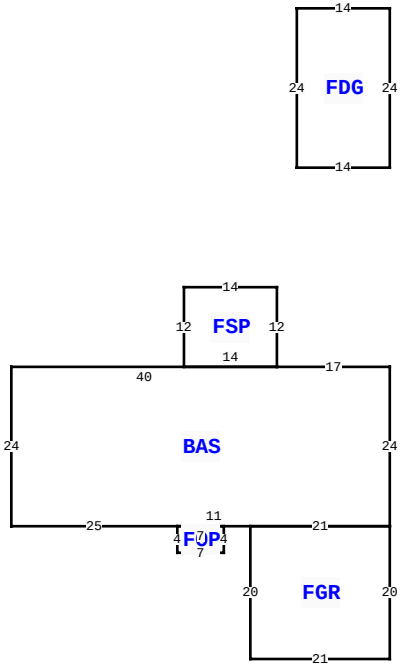
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,368	100		1,368	141,791
FDG	336	60		202	20,937
FGR	420	55		231	23,943
FOP	28	30		8	829
FSP	168	40		67	6,945
TOTALS	2,320			1,876	194,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	133.1847	146.50	274,834	1999	1999	0	0	0	29.25	70.75

1 SINGLE FAM 100% - 2022 Heated Area: 1368 HX Base Yr 2022



469 SW WOODCREST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	839.00	UT	1.50	1.50	100	1999	1999	3	100	1,259	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,445
TOTAL MARKET OB/XF VALUE		4,159
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		233,604
SOH/AGL Deduction		23,196
ASSESSED VALUE		210,408
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,997
TOTAL JUST VALUE		233,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15701	SFR	235	06/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1	5/04/2021	WD	Q	I	01	207,000
GRANTOR: BRINSON TRAVIS						
GRANTEE: MUNIZ VICTOR M						
1211/1656	3/17/2011	WD	Q	I	01	150,000
GRANTOR: WILLIAM J HUNTER SR						
GRANTEE: TRAVIS & CAITLYN BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W14 S12 E14$ W40 S24 E25 FOP= S4 E7 N4 W7$ E11 FGR= S20 E21 N20 W21$ E21 N24$ PTR= N30 FDG= N24 W14 S24 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,159

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: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS