

LOT 57 WOODCREST S/D UNIT 2.  
803-1853, WD 883-634, WD 979-574

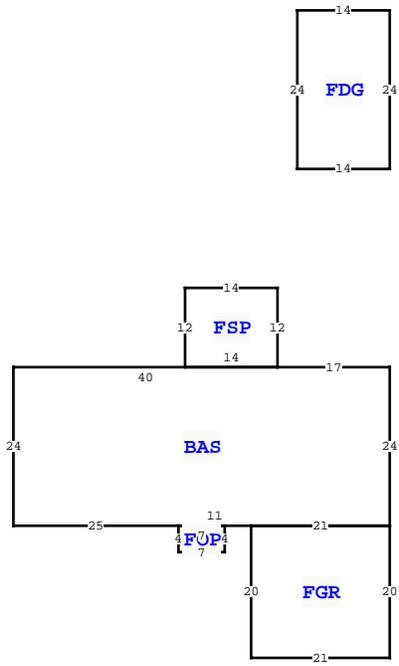
MUNIZ VICTOR M  
469 SW WOODCREST DR  
LAKE CITY, FL 32024-1123

**2026**

11-4S-16-02905-357  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	50
Exterior Wall	31	VINYL SID	50
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	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
BAS	1,368	100	
FDG	336	60	
FGR	420	55	
FOP	28	30	
FSP	168	40	
TOTALS	2,320		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022	149.17	279,843	1999	1999	0	0	29.25	70.75
Heated Area: 1368						HX Base Yr 2022					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,989
TOTAL MARKET OB/XF VALUE		4,159
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		237,148
SOH/AGL Deduction		32,868
ASSESSED VALUE		204,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,869
TOTAL JUST VALUE		237,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,282

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	Q	I	01	207,000
GRANTOR: BRINSON TRAVIS						
GRANTEE: MUNIZ VICTOR M						
1211/1656	3/17/2011	WD Q	Q	I	01	150,000
GRANTOR: WILLIAM J HUNTER SR						
GRANTEE: TRAVIS & CAITLYN BR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	839.00	UT	1.50	1.50	100
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2026	MLU				
469 SW WOODCREST DR, LAKE CITY											

BUILDING NOTES											
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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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00