

LOT 58 WOODCREST S/D UNIT 2.  
 ORB 803-1853, 863-683,  
 967-2114 & WD 1268-1218

FLEGERT DANIEL L  
 449 SW WOODCREST DR  
 LAKE CITY, FL 32024-1123

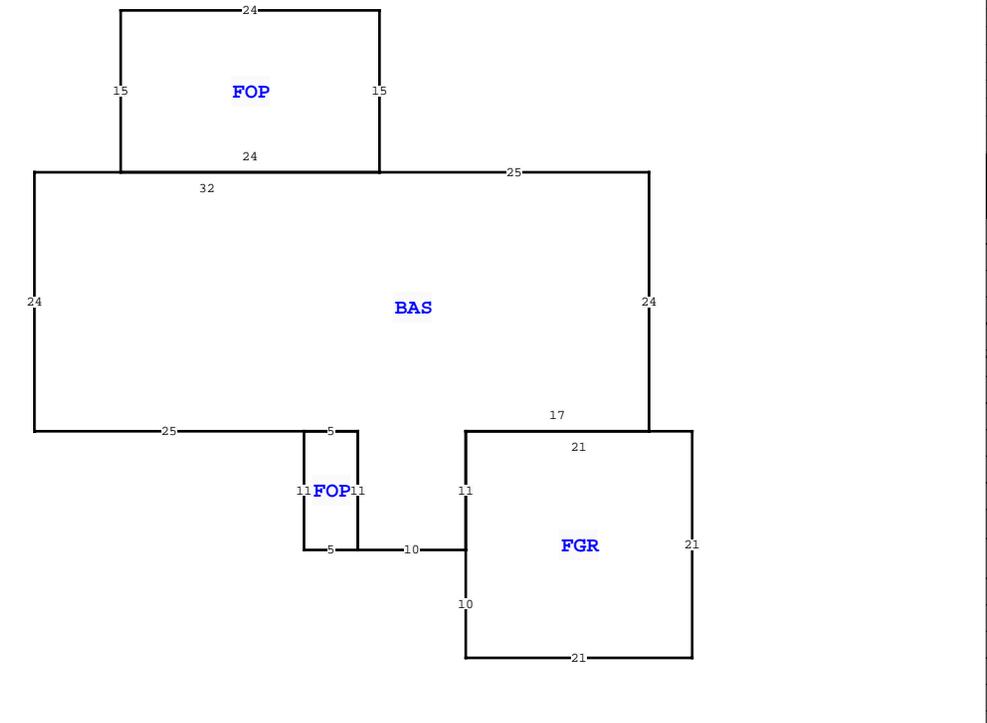
**2026**

11-4S-16-02905-358  


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,845	116.0320	132.28	244,057	1998	1998	0	0	29.03	70.97

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		173,207	
TOTAL MARKET OB/XF VALUE		5,977	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		214,184	
SOH/AGL Deduction		78,290	
ASSESSED VALUE		135,894	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		84,483	
TOTAL JUST VALUE		214,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,736	



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	1,478	100		1,478	138,753
FGR	441	55		243	22,813
FOP	55	30		16	1,502
FOP	360	30		108	10,139
TOTALS	2,334			1,845	173,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13630	SFR	260	02/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1218	1/17/2014	WD Q	Q	I	01	136,000
GRANTOR: VIRGINIA CHAUNCEY & C						
GRANTEE: DANIEL L FLEGERT						
0967/2114	11/15/2002	WD Q	Q	I		106,900
GRANTOR: EDWARD J & PENELOPE A						
GRANTEE: VIRGINIA CHAUNCEY						

EXTRA FEATURES															449 SW WOODCREST DR, LAKE CITY		
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	1,323.00	UT	1.50	1.50	100	1998	1998	3	100	1,985	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1998	1998	3	100	1,800	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
4	0070	CARPOT UF	0	100	14	20	280.00	UT	2.00	2.00	100	2009	2009	3	100	560	
5	0296	SHED METAL	0	100	10	16	160.00	UT	11.00	11.00	70	2009	2009	3	70	1,232	
TOTAL OB/XF 5,977																	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W25 FOP= N15 W24 S15 E24\$ W32 S24 E25 FOP= S11 E5 N11 W5\$ E5 S11 E10 FGR= S10 E21 N21 W21 S11\$ N11 E17 N24\$.

LAND DESCRIPTION																	TOTAL OB/XF 5,977									
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	1.00	35,000.00	35,000.00	35,000									