LOT 59 WOODCREST S/D UNIT 2.

803-1853, 884-1259, WD 1098-1236

BROWN RICHARD L/BROWN LORENA K
425 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2027

11-4S-16-02905-359

BUILDING CHARACTERISTICS

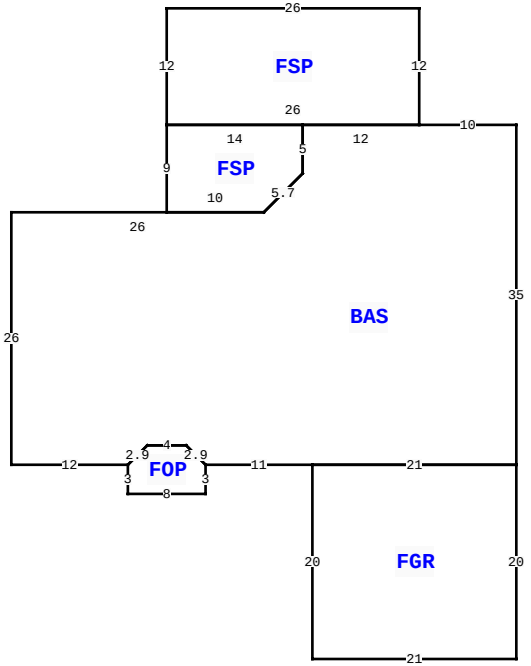
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	1,546	100		1,546	153,971
FGR	420	55		231	23,006
FOP	36	30		11	1,096
FSP	118	40		47	4,681
FSP	312	40		125	12,449
TOTALS	2,432			1,960	195,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	115.3350	126.87	248,665	1999	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2026 Heated Area: 1546 HX Base Yr 2026



425 SW WOODCREST DR, 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	1,334.00	UT	1.50	1.50	100	1999	1999	3	100	2,001	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1999	1999	3	100	1,350	
3	0296	SHED METAL	0	100	0	0	450.00	UT	11.00	11.00	50	2009	2009	3	50	2,475	
4	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00	70.00	100	2020	2020	3	91	26,754	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	10.50	10.50	100	2020	2020	3	100	3,150	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,350.00	1,350.00	100	2024	2023		100	1,350	
7	0060	CARPORT F	0	100	22	22	484.00	UT	8.00	8.00	100	2027	2026		100	3,872	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,202
TOTAL MARKET OB/XF VALUE		40,952
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,154
SOH/AGL Deduction		0
ASSESSED VALUE		271,154
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		169,743
TOTAL JUST VALUE		271,154
NCON VALUE		3,872
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055066	Storage Building	24,900	02/20/2026
000054957	Right-of-Way Acce		02/05/2026
39201	POOL	0	01/27/2020
13774	SFR	265	03/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1730	3/26/2025	WD	Q	I	01	352,500
GRANTOR: PERRY CHARLES A						
GRANTEE: BROWN RICHARD L						
1320/0635	8/12/2016	WD	Q	I	01	149,000
GRANTOR: AI YING LIANG						
GRANTEE: CHARLES A & JENNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N12 W26 S12 E26$ W12FSP= W14 S9 E10 R4 U4 N5$ S5 D4 L4 W26 S26 E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E11FGR= S20 E21 N20 W21$ E21 N35$.

LAND DESCRIPTION

TOTAL OB/XF 40,952

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 04/10/2026 BY TW Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS