

LOT 59 WOODCREST S/D UNIT 2.
803-1853, 884-1259, WD 1098-1236

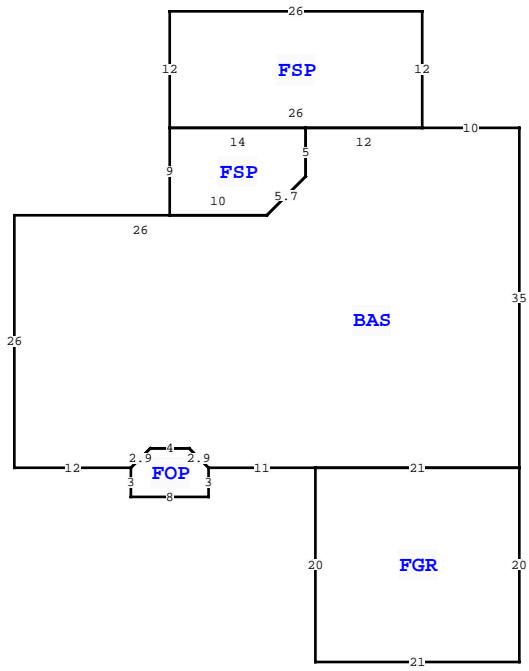
BROWN RICHARD L/BROWN LORENA K
425 SW WOODCREST DR
LAKE CITY, FL 32024-1123

2026

11-4S-16-02905-359

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 90
Interior Floor	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

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	129.18	253,193	1999	2005	0	0	0	21.50	78.50
1 SINGLE FAM 100% - 2026 Heated Area: 1546 HX Base Yr 2026												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	156,774
FGR	420	55		231	23,425
FOP	36	30		11	1,115
FSP	118	40		47	4,766
FSP	312	40		125	12,676
TOTALS	2,432			1,960	198,757

425 SW WOODCREST DR, 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	0	1,334.00	UT 1.50	1.50	100	1999	1999	3	100	2,001
2	0120	CLFENCE 4	0	100	0	0	0	300.00	UT 4.50	4.50	100	1999	1999	3	100	1,350
3	0296	SHED METAL	0	100	0	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	0	420.00	UT 70.00	70.00	100	2020	2020	3	91	26,754
5	0169	FENCE/WOOD	0	100	0	0	0	300.00	UT 10.50	10.50	100	2020	2020	3	100	3,150
6	0060	CARPORT F	0	100	0	0	0	1.00	UT 1,350.00	1,350.00	100	2024	2023	100	1,350	

TOTAL OB/XF 37,080

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		198,757	
TOTAL MARKET OB/XF VALUE		37,080	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,837	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,837	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		169,426	
TOTAL JUST VALUE		270,837	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,062	

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												
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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\$.												