LOT 60 WOODCREST S/D UNIT 2.

803-1853, 857-1374, WD 1213-895,

AFTON JOSHUA D
383 SW WOODCREST DR
LAKE CITY, FL 32024

**2027**

**11-4S-16-02905-360**

## BUILDING CHARACTERISTICS

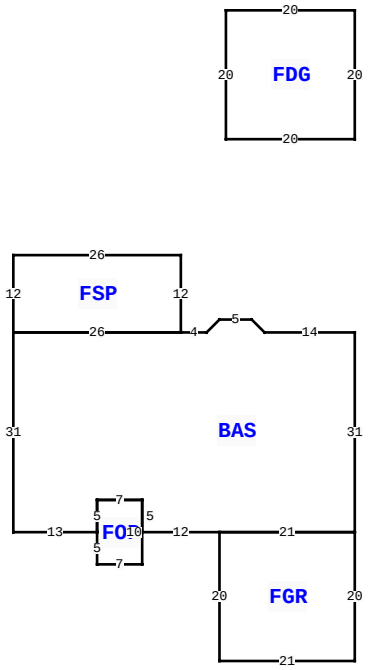
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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 | 1,622 | 100 | | 1,622 | 149,923 |
| FDG | 400 | 60 | | 240 | 22,184 |
| FGR | 420 | 55 | | 231 | 21,351 |
| FOP | 70 | 30 | | 21 | 1,941 |
| FSP | 312 | 40 | | 125 | 11,554 |
| TOTALS | 2,824 | | | 2,239 | 206,953 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,239 | 118.4040 | 130.24 | 291,607 | 1998 | 1998 | 0 | 0 | 0 | 29.03 | 70.97 |

1 SINGLE FAM 100% - 2025 Heated Area: 1622 HX Base Yr 2025




383 SW WOODCREST DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 206,953 |
| TOTAL MARKET OB/XF VALUE | 4,988 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 246,941 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 246,941 |
| TOTAL EXEMPTION VALUE | HX HB 13 246,941 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 246,941 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,708 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053387 | Remodel | 33,833 | 06/16/2025 |
| 000053150 | Solar Power Syste | 18,245 | 05/19/2025 |
| 13396 | SFR | 260 | 12/10/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1527/1794 | 11/15/2024 | WD | Q | I | 01 | 296,900 |
| GRANTOR: RHODES KAREN KAY | | | | | | |
| GRANTEE: AFTON JOSHUA D | | | | | | |
| 1489/326 | 4/19/2023 | QC | U | I | 11 | 100 |
| GRANTOR: RHODES KAREN KAY | | | | | | |
| GRANTEE: RHODES KAREN KAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 U2L2 W5 D2L2 W4 W26 S31 E13 N5 E7 S5 E12 E21 N31 $
FGR=[ORIG=-21,31] S20 E21 N20 W21 $
FDG=[ORIG=0,-30] N20 W20 S20 E20 $
FSP=[ORIG=-27,0] N12 W26 S12 E26 $
FOP=[ORIG=-40,31] S5 E7 N10 W7 S5 $
.

## 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 | 1,422.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 2,133 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 15 | 19 | 285.00 | UT | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 100 | 855 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,988

| 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 03/23/2026 BY robin Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS