

LOT 9 WOODLAND SOUTH S/D.
720-680, DC 770-294, 823-688, 83

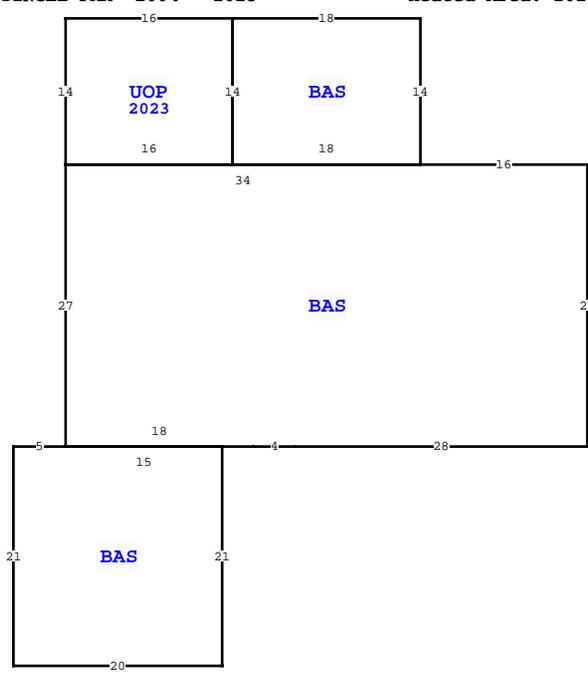
SAYLOR MATTHEW J
405 SE HUBBLE ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-259
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 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
Architectural	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	16417.050 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,067	113.3649	126.97	262,447	1981	2000		0	0	28.75	71.25
1 SINGLE FAM			100% - 2023	Heated Area: 2022			HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	22,797
BAS	420	100		420	37,995
BAS	1,350	100		1,350	122,130
UOP	224	20	2023	45	4,071
TOTALS	2,246			2,067	186,993

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	1993	1993	3	100	800	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF													3,300				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/21/2023			MLU											

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													3,300				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				186,993	
TOTAL MARKET OB/XF VALUE				3,300	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				208,793	
SOH/AGL Deduction				2,156	
ASSESSED VALUE				206,637	
TOTAL EXEMPTION VALUE				HX HB VX 56,411	
BASE TAXABLE VALUE				150,226	
TOTAL JUST VALUE				208,793	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				211,812	

SALE:3:1: LOT 9, WOODLAND SOUTH
SALE:2:1: LOT 9 WOODLAND SOUTH S/D
SALE:1:1: DAUGHTER TO MOTHER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1690	8/05/2022	WD Q	Q	I	01	225,000
GRANTOR: STEFANELLI SAMUEL H						
GRANTEE: SAYLOR MATTHEW J						
1356/2072	3/28/2018	WD Q	Q	I	01	135,000
GRANTOR: KEVIN J & JANETTE S R						
GRANTEE: SAMUEL H & JAMIE W						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W16 W34 S27 E18 E4 E28 N27 \$												
BAS=[ORIG=-50,27] W5 S21 E20 N21 W15 \$												
BAS=[ORIG=-16,0] N14 W18 S14 E18 \$												
UOP=[YR=2023;ORIG=-50,-14] S14 E16 N14 W16 \$												