THE W1/4 OF SE1/4 OF NW1/4, EX RD R/W. ORB 638-059, 779-1045

WOOD HARRY L & EVA J/WOOD EVA J
196 SE MCGLENWOOD COURT
LAKE CITY, FL 32025

2027

26-5S-17-09392-004

BUILDING CHARACTERISTICS

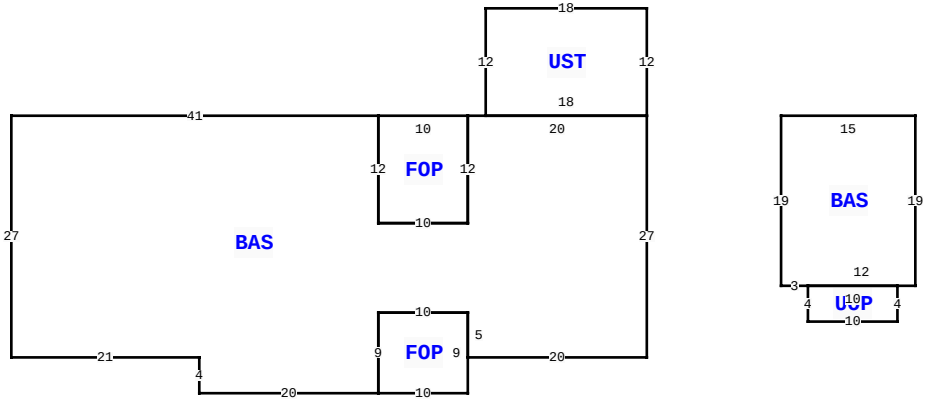
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100		285	20,457
BAS	1,827	100		1,827	131,141
FOP	90	30		27	1,938
FOP	120	30		36	2,584
UOP	40	20		8	574
UST	216	45		97	6,963
TOTALS	2,578			2,280	163,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	100.3950	110.43	251,780	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2112 HX Base Yr 1995



196 SE MCGLENWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,657
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		104,940
TOTAL MARKET VALUE		183,598
SOH/AGL Deduction		78,517
ASSESSED VALUE		105,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,670
TOTAL JUST VALUE		274,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,676

BLDG:1:1: HOUSE RUN DAOWN AND IN BAD SHAPE

SALE:1:1: 9.54 AC WITH IMP SALE TO LOW SEE NOTE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0779/1045	8/31/1993	WD	U	I	12	60,000
GRANTOR: DEWITT CREEL						
GRANTEE: HARRY L WOOD						
0638/0059	9/15/1987	WD	U	I		24,000
GRANTOR: DICKS LENVIL						
GRANTEE: CREEL DEWITT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S27 E21 S4 E20 FOP= E10 N9 W10 S9$ N9 E10 S5 E20 N27
UST= N12 W18 S12 E18$ W20 FOP= W10 S12E10 N12$ S12 W10 N12$
PTR=E60 BAS= W15 S19 E3 UOP= S4 E10 N4 W10$ E12 N19$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.54	AC		1.00	1.00	1.00	280.00	280.00	991							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	93,940							

REVIEW DATE 08/29/2017 BY BC Total Acres: 9.54 Total Land Value: 13,841 Market: 93,940 Agricultural: 2,841 Common: 11,000 PRINTED 11/17/2026 BY SYS