LOT 34 EMERALD COVE S/D PHS 2.
WD 1078-1558, QC 1274-2255,

WILSON SHANE MATTHEW/WILSON COURTNEY NICOLE
336 NW WOODLEAF CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-134

BUILDING CHARACTERISTICS

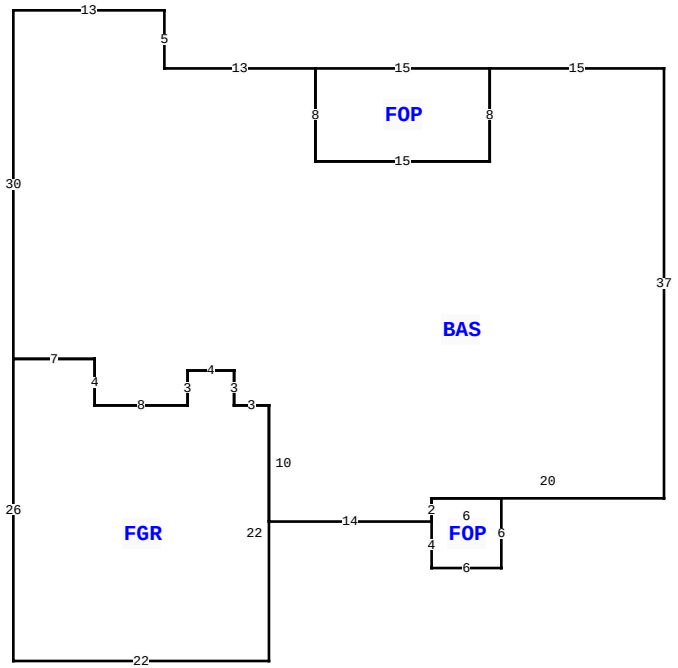
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	232,719
FGR	524	55		288	36,645
FOP	36	30		11	1,400
FOP	120	30		36	4,581
TOTALS	2,509			2,164	275,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,164	123.0570	135.36	292,919	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1829 HX Base Yr 2021



336 SW WOODLEAF CT, 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 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,344
TOTAL MARKET OB/XF VALUE		8,627
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		318,971
SOH/AGL Deduction		67,004
ASSESSED VALUE		251,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,556
TOTAL JUST VALUE		318,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045247	Solar Power Syste	52,614	08/22/2022
38590	SFR	0	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/2073	4/06/2020	WD	Q	I	01	252,500
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: SHANE MATTHEW & COU						
1363/1487	6/27/2018	WD	Q	V	05	57,500
GRANTOR: BUILDING FUTURES LLC						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W15 S8 E15 N8$ S8 W15 N8 W13 N5 W13 S30 FGR= S26 E22 N22 W3 N3 W4 S3 W8 N4 W7$ E7 S4 E8 N3 E4 S3 E3 S10 E14 FOP= S4 E6 N6 W6 S2$ N2 E20 N37$.

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	1,523.00	UT	2.25	2.25	100	2020	2020	3	100	3,427	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,627

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 06/14/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS