LOT 3 WOODGLEN S/D.

780-1731

HALL MICHAEL R/LEWIS STEPHANIE
428 NW CREDO WAY
LAKE CITY, FL 32055

2026

34-2S-16-01844-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

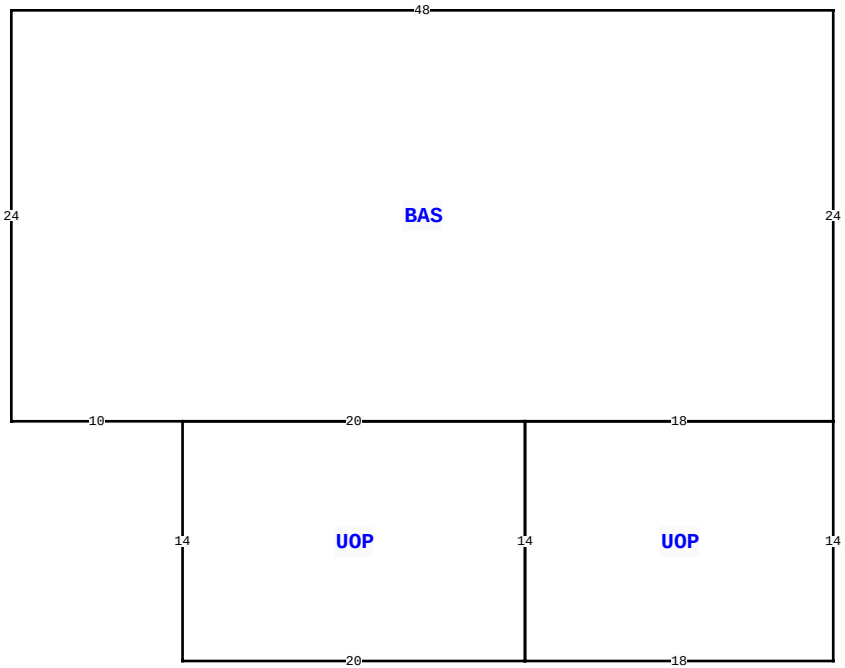
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,222
UOP	252	25		63	3,840
UOP	280	25		70	4,267
TOTALS	1,684			1,285	78,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,285	117.9000	110.83	142,417	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 0 Heated Area: 1152 HX Base Yr



428 NW CREDO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,329
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		132,729
SOH/AGL Deduction		77,783
ASSESSED VALUE		54,946
TOTAL EXEMPTION VALUE	HX HB	29,946
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,729

SALE:1:1: LOT 3 WOODGLEN

LAND:1:1: 5.06 AC

XFOB:1:1: 1994 SKYL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/1822	4/24/2001	WD	Q	V	03	18,000
GRANTOR: D L C CATTLE CO INC						
GRANTEE: MICHAEL HALL & STEP						
0780/1731	4/01/1992	AG	U	V	13	18,000
GRANTOR: DLC CATTLE CO						
GRANTEE: HALL-LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E10 UOP= S14 E20 N14 W20$ E20 UOP= S14 E18 N14 W18$ E18 N24$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 5.06 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 03/24/2026 BY SYS