LOT 16 WOODCREST S/D UNIT 2.
ORB 803-1853, 972-1049,

WHITE CHARLES E/WHITE MARY N
285 SW WOODVIEW WAY
LAKE CITY, FL 32024

2023

11-4S-16-02905-316

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

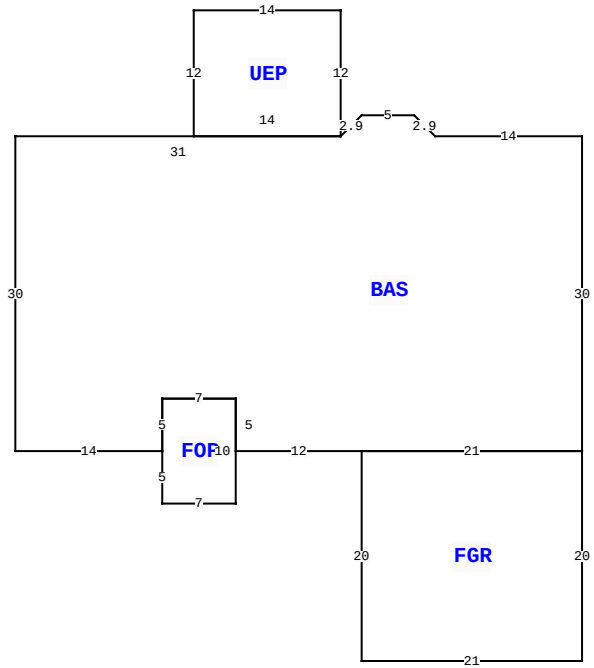
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	1,599	137,220
FGR	420	55	231	19,824
FOP	70	30	21	1,802
UEP	168	60	101	8,667
TOTALS	2,257		1,952	167,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	113.8780	109.32	213,393	2002	2002	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1599 HX Base Yr 2005



285 SW WOODVIEW WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,514
TOTAL MARKET OB/XF VALUE		14,306
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		209,820
SOH/AGL Deduction		66,705
ASSESSED VALUE		143,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,115
TOTAL JUST VALUE		209,820
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045678	Electrical Servic	0	10/14/2022
20009	SFR	295	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1974	10/21/2014	WD	U	I	30	100
GRANTOR: CHARLES E WHITE						
GRANTEE: CHARLES & MARY N WH						
1031/1478	11/22/2004	WD	Q	I		137,900
GRANTOR: RANDY ELLIS						
GRANTEE: CHARLES & DORIS J W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U2 W5 D2 L2 UEP= N12 W14 S12 E14$ W31 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	803.00	UT	2.00	2.00	100	2002	2002	3	100	1,606	
2	0296	SHED METAL	0	100	15	20	300.00	UT	11.00	11.00	100	2009	2009	3	100	3,300	
3	0060	CARPORT F	0	100	20	40	800.00	UT	4.50	4.50	100	2009	2009	3	100	3,600	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 14,306

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	28,000.00	28,000.00	28,000							

REVIEW DATE 03/27/2023 BY JB Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/20/2023 BY SYS