LOT 14 WOODCREST S/D UNIT 2.
ORB 803-1853, 894-2417, WD 936-1

MILLER CHARLES S/MILLER NASTOSHIA
268 SW WOODVIEW WAY
LAKE CITY, FL 32024

2022

11-4S-16-02905-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

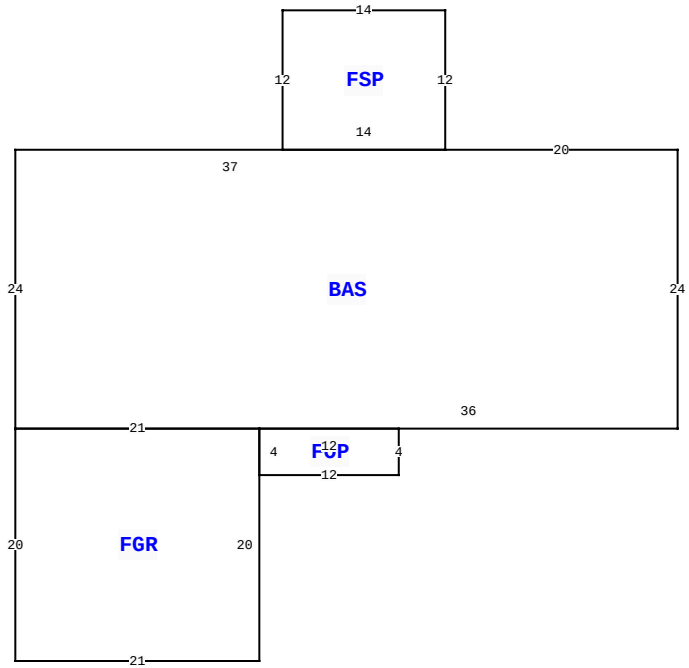
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,368	100	1,368	112,238
FGR	420	55	231	18,952
FOP	48	30	14	1,148
FSP	168	40	67	5,497
TOTALS	2,004		1,680	137,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	129.4700	107.46	180,533	1999	1999	0	0	0	23.65	76.35

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020



268 SW WOODVIEW Way, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,837
TOTAL MARKET OB/XF VALUE		3,852
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		163,689
SOH/AGL Deduction		26,736
ASSESSED VALUE		136,953
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		76,953
TOTAL JUST VALUE		163,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0282	11/18/2019	WD	Q	I	01	179,000
GRANTOR: CASSANDRA L J MORGAN						
GRANTEE: CHARLES S & NASTOSH						
1302/0645	9/30/2015	QC	U	I	11	100
GRANTOR: JONATHAN M MORGAN						
GRANTEE: CASSANDRA L JONES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W14 S12 E14$ W37 S24 FGR= S20 E21 N20 W21$ E21 FOP= S4 E12 N4 W12$ E36 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	0166	CONC,PAVMT	0	100	0	0	861.00	UT	1.50	1.50	100	1999	1999	3	100	1,292	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
3	0060	CARPORT F	0	100	14	20	280.00	UT	4.50	4.50	100	2009	2009	3	100	1,260	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,852

LN	USE CODE	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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/19/2019 BY KRBC Total Acres: 0.60 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 09/01/2022