LOT 2 EX THE W 25 FT OF THE
S 140.96 FT HUNTINGTON AT
WOODCREST S/D. ORB 819-2235,

WILLIAMS CASSIE N
225 1ST AVE N UNIT 1412
ST PETERSBURG, FL 33701

2024

11-4S-16-02905-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

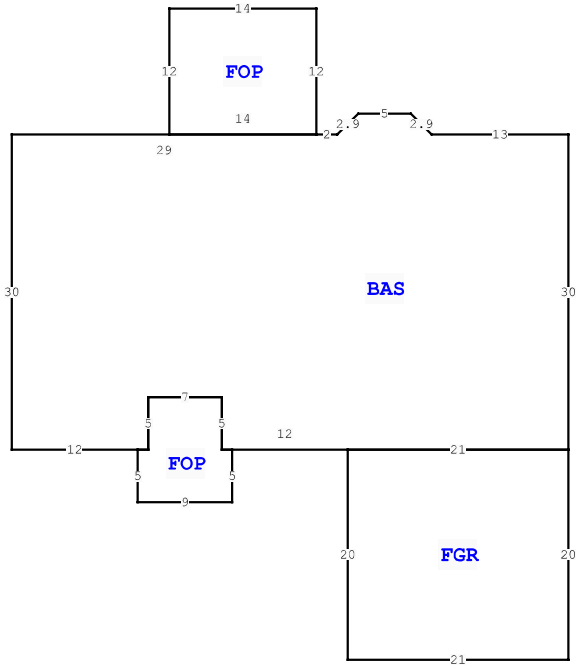
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,569	100	1,569	132,355
FGR	420	55	231	19,486
FOP	80	30	24	2,025
FOP	168	30	50	4,218
TOTALS	2,237		1,874	158,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	111.9380	107.46	201,380	2003	2003	0	0	0	21.50	78.50

1 SINGLE FAM - 0% - 0 Heated Area: 1569 HX Base Yr



151 SW HUNTINGTON GLN, 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	158,083
TOTAL MARKET OB/XF VALUE	24,446
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	210,529
SOH/AGL Deduction	7,064
ASSESSED VALUE	203,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,465
TOTAL JUST VALUE	210,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29073	MAINT/ALTR	40	12/15/2010
24236	POOL	175	03/14/2006
20199	SFR	295	11/27/2002
20199	SFR	295	11/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/2005	8/23/2012	WD	Q	I	01	137,000
GRANTOR: AARON & LARA A HENRIQ						
GRANTEE: CASSIE N WILLIAMS (						
0981/0587	4/12/2003	WD	Q	I		112,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: AARON HENRIQUES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W5 D2 L2 W2 FOP= N12 W14 S12 E14$ W29 S30 E12 FOP= S5 E9 N5 W1 N5 W7 S5 W1$ E1 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	0	0	0	1,404.00	UT	2.00	2.00	100	2003	2003	3	100	2,808	
2	0280	POOL R/CON	0	0	16	31	496.00	UT	70.00	70.00	100	2006	2006	3	58	20,138	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 24,446

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 03/20/2019 BY KRBC Total Acres: 0.67 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 01/10/2024 BY SYS