SW1/4 OF NE1/4 OF NE1/4.

DC 1263-2714, PB 1423-371, WD 14

HOUGHTON FELECITY
358 NW RIVERS LN
LAKE CITY, FL 32055

2026

01-3S-16-01900-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

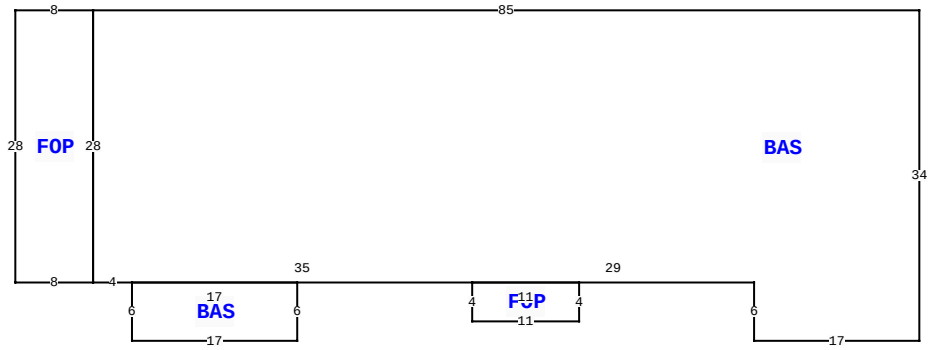
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	102	100		102	8,162
BAS	2,482	100		2,482	198,613
FOP	44	30		13	1,040
FOP	224	30		67	5,361
TOTALS	2,852			2,664	213,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,664	109.9200	123.11	327,965	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2584 HX Base Yr 2021



408 NW RIVERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,177
TOTAL MARKET OB/XF VALUE		10,050
TOTAL LAND VALUE - MARKET		61,035
TOTAL MARKET VALUE		284,262
SOH/AGL Deduction		82,171
ASSESSED VALUE		202,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,369
TOTAL JUST VALUE		284,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0628	11/11/2020	WD	U	I	11	100
GRANTOR: VANESSA LAWTON						
GRANTEE: FELECITY HOUGHTON						
1423/0371	10/30/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CAROL						
GRANTEE: FELECITY HOUGHTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W85 FOP= W8 S28 E8 N28$ S28 E4 BAS= S6 E17 N6 W17$ E35 FOP= S4 E11 N4 W11 $ E29 S6 E17 N34$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	100	13	20	260.00	UT	5.00	5.00	100	1993	1993	3	100	1,300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 10,050

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.39	AC		1.00	1.00	1.00	6,500.00	6,500.00	54,535							

REVIEW DATE 05/04/2023 BY JB Total Acres: 9.39 Total Land Value: 61,035 Market: 0 Agricultural: 0 Common: 61,035 PRINTED 10/16/2025 BY SYS