

LOTS 28 & 30 BLK A WOODCREST S/D
830-1976, 864-656, 907-1544, DC

KISSNER LORETTA F REVOCABLE TRUST DATED APRIL 13,
330 SW GUTHRIE TER
LAKE CITY, FL 32024

2026

11-4S-16-02905-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR 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
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

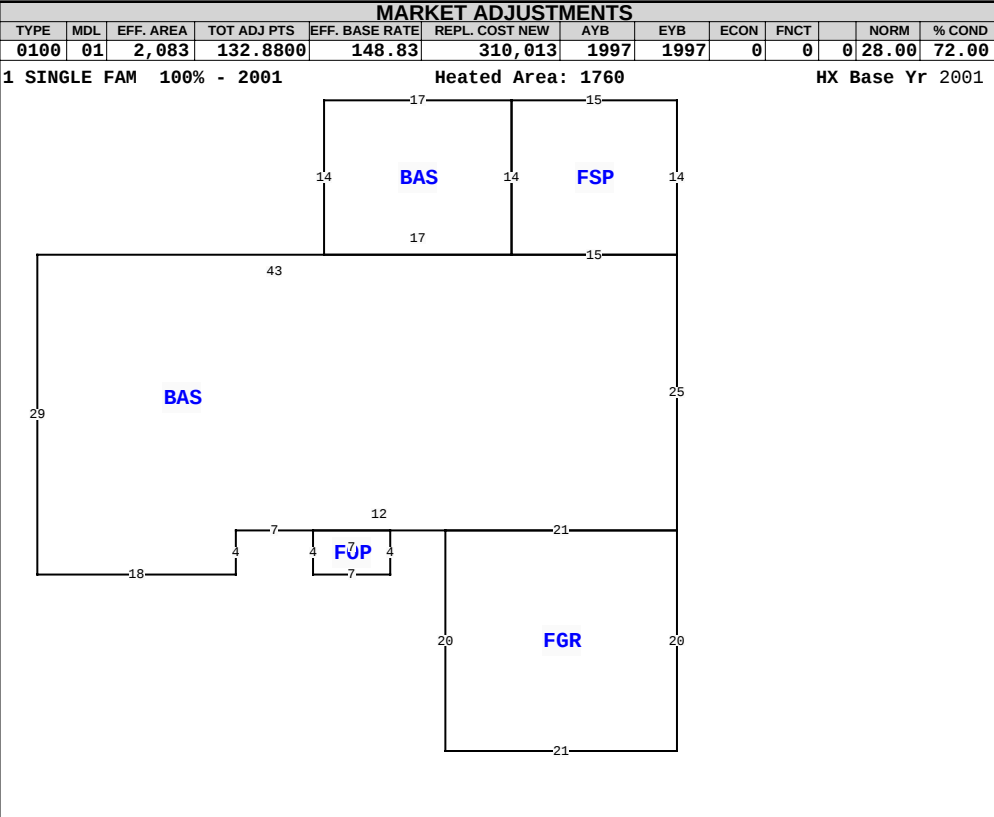
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	238	100		238	25,504
BAS	1,522	100		1,522	163,094
FGR	420	55		231	24,754
FOP	28	30		8	858
FSP	210	40		84	9,001

TOTALS	2,418			2,083	223,209
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,845.00	UT	1.50	1.50	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

L N	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	1,845.00	UT	1.50	1.50	100	1997	1997	3	100	2,768	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	7.50	7.50	100	1997	1997	3	100	3,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION										TOTAL OB/XF								5,818	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00			
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00			
REVIEW DATE		01/11/2024		BY	KS		Total Acres: 1.00		Total Land Value: 70,000				Market: 0		Agricultural: 0				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				223,209	
TOTAL MARKET OB/XF VALUE				5,818	
TOTAL LAND VALUE - MARKET				70,000	
TOTAL MARKET VALUE				299,027	
SOH/AGL Deduction				112,126	
ASSESSED VALUE				186,901	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				131,179	
TOTAL JUST VALUE				299,027	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				302,127	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051089	Generator	0	10/15/2024
11849	SFR	235	11/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/2311	4/13/2011	QC	U	I	16	100
GRANTOR: LORETTA KISSNER						
GRANTEE: LORETTA KISSNER AS						
0907/1544	8/01/2000	WD	Q	I		128,500
GRANTOR: H WEIR & K HIGHSMITH						
GRANTEE: RUDOLPH & LORETTA K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 BAS= N14 W17 S14 E17\$ W43 S29 E18 N4 E7 FOP= S4 E7 N4 W7\$ E12 FGR= S20 E21N20 W21\$ E21 N25\$ FSP= N14 W15 S14 E15\$.											