

LOT 1 BLK C WOODCREST S/D.
894-2269, 954-1918, DC 1219-
2513, WD 1344-277, WD 1347-

GAGNON CONSTANCE C
280 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-181



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

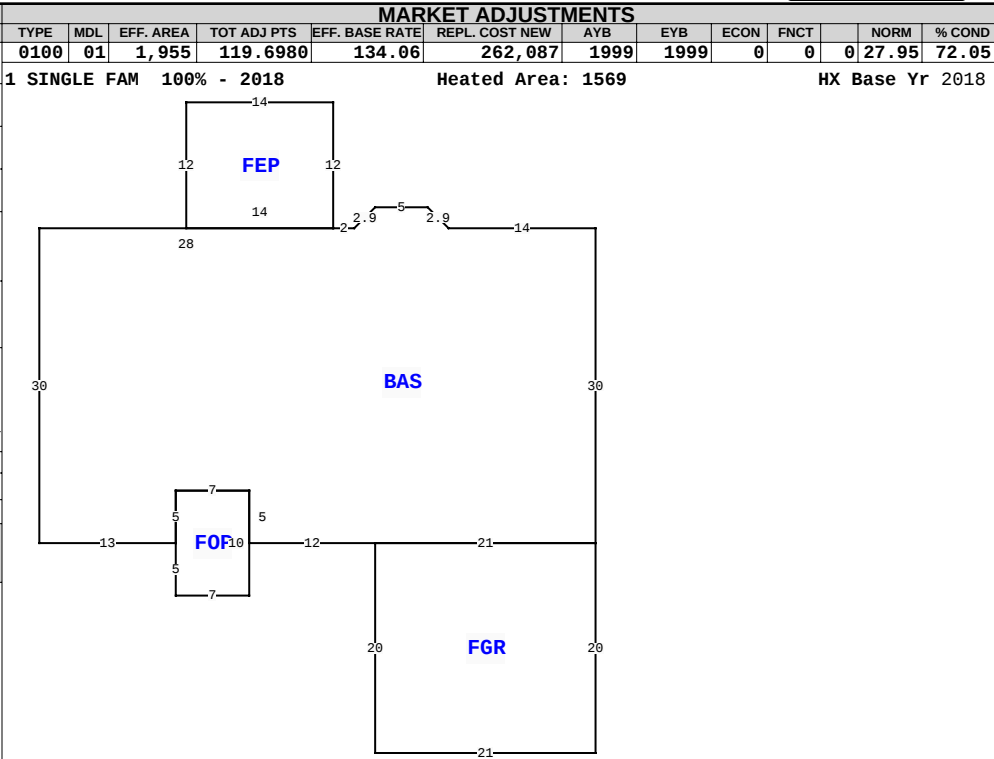
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	151,550
FEP	168	80		134	12,943
FGR	420	55		231	22,312
FOP	70	30		21	2,028

TOTALS	2,227			1,955	188,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.50	1.50
2	0296	SHED METAL	0	100	8	14		11.00	11.00
3	0120	CLFENCE	4	0	100	0		6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00



280 SW WOODCREST DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,452									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					188,834				
TOTAL MARKET OB/XF VALUE					3,452				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					227,286				
SOH/AGL Deduction					88,635				
ASSESSED VALUE					138,651				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,722				
BASE TAXABLE VALUE					32,929				
TOTAL JUST VALUE					227,286				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					230,090				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053706	Remodel	5,745	07/30/2025
16072	SFR	265	09/27/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/1138	11/03/2017	WD	U	I	12	159,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: CONSTANCE C GAGNON							
1344/0277	8/08/2017	WD	U	I	12	179,900	
GRANTOR: VIVIAN G AMES							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 U2 L2 W5 L2 D2 W2 FEP= N12 W14 S12 E14\$ W28 S30 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 FGR= S20 E21 N20 W21\$ E21 N30\$.									