

LOT 2 BLK C WOODCREST S/D.
825-2164, 849-1724, 901-194,
WD 1418-196,

SMITH FOREST S III/SMITH NANCY KEENEY
306 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-182



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	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	11416.050	1.00/
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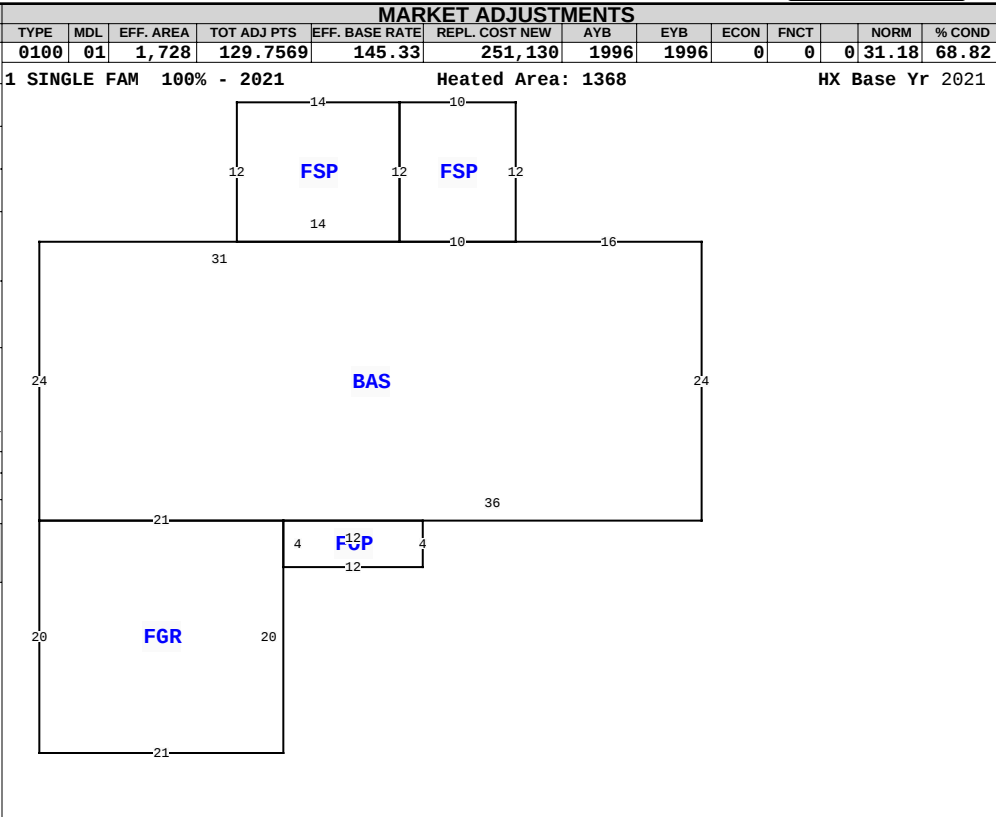
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	136,822
FGR	420	55		231	23,104
FOP	48	30		14	1,400
FSP	120	40		48	4,801
FSP	168	40		67	6,701

TOTALS	2,124			1,728	172,828
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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	860.00	UT	1.50	1.50
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
3	0120	CLFENCE 4	0	100	0	400.00	UT	4.50	4.50
4	0296	SHED METAL	0	100	8	96.00	UT	11.00	11.00

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

REVIEW DATE	01/10/2024	BY	KS
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306 SW WOODCREST DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	860.00	UT	1.50	1.50	100	1996	1996	3	100	1,290	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	400.00	UT	4.50	4.50	100	1996	1996	3	100	1,800	
4	0296	SHED METAL	0	100	8	96.00	UT	11.00	11.00	75	2009	2009	3	75	792	

TOTAL OB/XF										5,082						
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
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

Total Acres: 0.50	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				172,828	
TOTAL MARKET OB/XF VALUE				5,082	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				212,910	
SOH/AGL Deduction				111,416	
ASSESSED VALUE				101,494	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				50,772	
TOTAL JUST VALUE				212,910	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				215,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046073	Remodel	12,000	12/09/2022
10937	SFR	235	03/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0196	8/24/2020	WD	Q	I	01	181,900
GRANTOR: ARNOLD J CABE						
GRANTEE: FORREST S II & NANC						
0901/0194	4/20/2000	WD	Q	I		90,900
GRANTOR: DONALD & IONIA MILLER						
GRANTEE: A CABE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FSP= N12 W10 S12 E10\$ W10 FSP= N12 W14 S12 E14\$ W31 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.									