LOT 10 WOODCREST S/D UNIT 2.
803-1853, 944-505, WD 1010-1254,

RITTMAN BRITT/RITTMAN NICOLE LONES
180 SW WOODVIEW WAY
LAKE CITY, FL 32024

2026

11-4S-16-02905-310

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

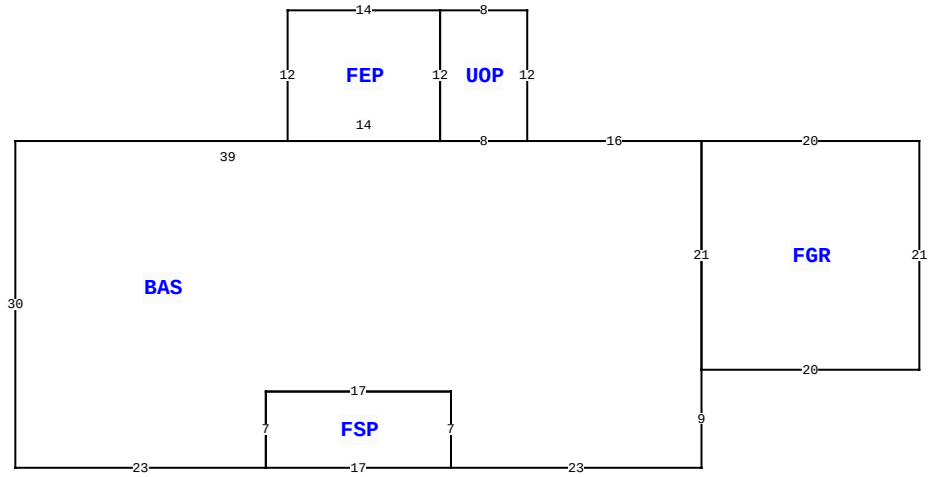
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,771	100		1,771	195,428
FEP	168	80		134	14,787
FGR	420	55		231	25,491
FSP	119	40		48	5,297
UOP	96	20		19	2,097
TOTALS	2,574			2,203	243,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	127.9575	143.31	315,712	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2022 Heated Area: 1771 HX Base Yr 2022



180 SW WOODVIEW WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,098
TOTAL MARKET OB/XF VALUE		14,864
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,962
SOH/AGL Deduction		38,821
ASSESSED VALUE		254,141
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,419
TOTAL JUST VALUE		292,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043369	Storage Building	14,000	12/13/2021
18845	SFR	301	10/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/2668	8/12/2021	WD	Q	I	01	250,000
GRANTOR: HINCH PATRICIA M						
GRANTEE: RITTMAN BRITT						
1375/2558	12/21/2018	WD	Q	I	01	190,000
GRANTOR: LORETTA M WALTERS						
GRANTEE: PATRICIA M HINCH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W8 W39 S30 E23 N7 E17 S7 E23 N9 N21 $
FGR=[ORIG=0,21] E20 N21 W20 S21 $
FEP=[ORIG=-24,0] N12 W14 S12 E14 $
FSP=[ORIG=-40,30] E17 N7 W17 S7 $
UOP=[ORIG=-16,0] N12 W8 S12 E8 $
.

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	100	0	0	1,696.00	UT	2.00	2.00	100	2002	2002	3	100	3,392	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2002	2002	3	100	600	
3	0210	GARAGE U	0	100	0	0	1.00	UT	7,488.00	7,488.00	100	2023	2022		100	7,488	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,184.00	2,184.00	100	2023	2022		100	2,184	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,864

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS