COMM SW COR, BEING ON C/L OF CR-
2978.17 FT FOR POB, CONT N 350.6
FT, S 222.60 TO A PT ON A CURVE

HOWD GERALD/WELLS LINDA SUE
346 NW NOEGEL RD
LAKE CITY, FL 32055

2026

12-5S-15-00447-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

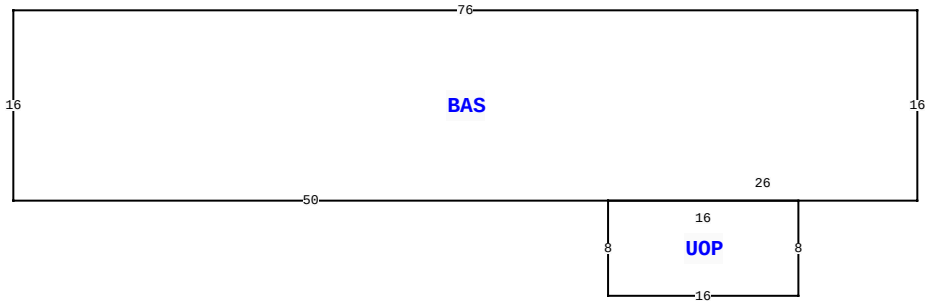
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
UOP	128	25		32	875
TOTALS	1,344			1,248	34,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	113.9000	68.34	85,288	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



680 SW PINE RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,115
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	99,560
TOTAL MARKET VALUE	61,080
SOH/AGL Deduction	7,832
ASSESSED VALUE	53,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,248
TOTAL JUST VALUE	142,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17400	M H	125	09/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1566	4/30/2019	PR	U	I	30	100
GRANTOR: GERALD HOWD PR ESTATE						
GRANTEE: G HOWD,L WELLS,J HO						
0792/0855	6/16/1994	WD	Q	V		23,000
GRANTOR: GULF ATLANTIC LAND &						
GRANTEE: BETTY J ODELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E50 UOP= S8 E16 N8 W16$ E26 N16$.

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	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.48	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,060							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/13/2016 BY DF Total Acres: 10.48 Total Land Value: 18,065 Market: 85,500 Agricultural: 4,005 Common: 14,060 PRINTED 11/07/2025 BY SYS