LOT 7 WOODLAND NORTH S/D.
ORB 456-92, 674-794, 701-666, DC

TITTERINGTON JULIE ANN
455 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

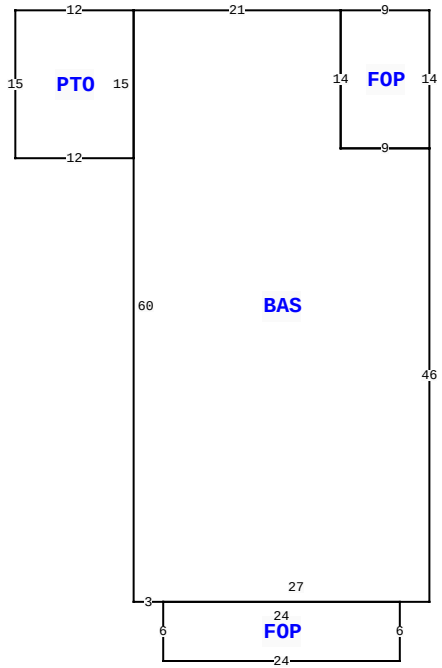
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	140,452
FOP	126	30		38	3,188
FOP	144	30		43	3,608
PTO	180	5		9	755
TOTALS	2,124			1,764	148,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	115.2480	129.08	227,697	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1674 HX Base Yr 2013



455 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,003
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,003
SOH/AGL Deduction		73,393
ASSESSED VALUE		94,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,888
TOTAL JUST VALUE		168,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,003

SALE:3:1: LOT 7 WOODLAND NORTH.
SALE:2:1: PLACEMENT FIRM FOR EMPLOYEES
SALE:1:1: LOT 7 WOODLAND NORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1235/2043	5/28/2012	WD	Q	I	01	88,000
GRANTOR: NANCY M GILL						
GRANTEE: JULIE AN TITTERINGT						
0992/2978	8/28/2003	WD	Q	I		75,000
GRANTOR: MARY CERESIA						
GRANTEE: NANCY M GILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= W12 S15 E12 N15$ S60 E3 FOP= S6 E24 N6 W24$ E27 N46 FOP= N14 W9 S14E9$ W9 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/10/2025 BY SYS