COMM NW COR OF NE1/4, RUN E
399.83 FT, S 32 DEG E 520.70
FT, S 3243.22 FT FOR POB, CONT

ROSS JASON B
304 NW WOODLANDS TER
LAKE CITY, FL 32055

2026

18-3S-16-02177-102

BUILDING CHARACTERISTICS

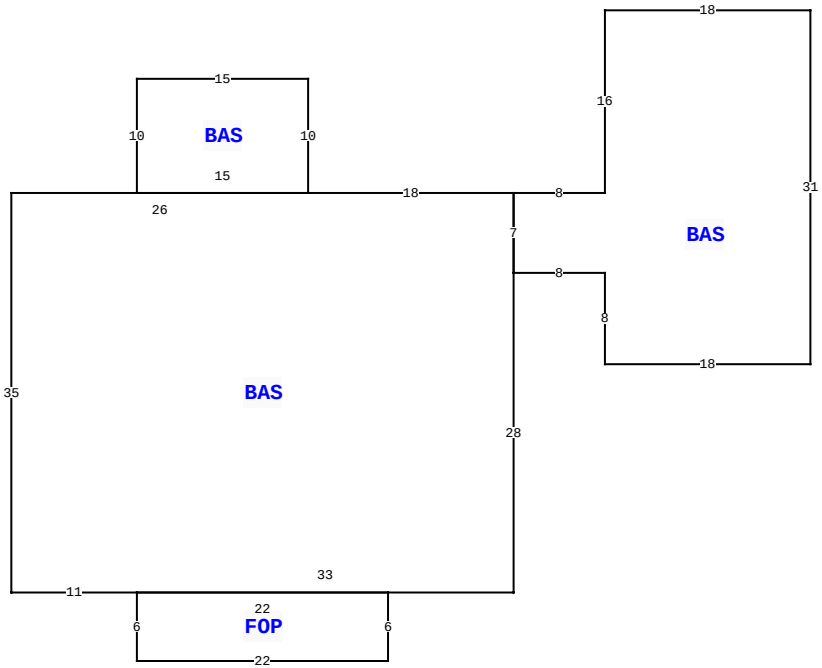
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	150	100		150	16,854
BAS	614	100		614	68,989
BAS	1,540	100		1,540	173,034
FOP	132	30		40	4,494
TOTALS	2,436			2,344	263,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	125.4000	140.45	329,215	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2304 HX Base Yr 2006



304 NW WOODLANDS TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		263,372
TOTAL MARKET OB/XF VALUE		4,416
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		322,898
SOH/AGL Deduction		93,884
ASSESSED VALUE		229,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,292
TOTAL JUST VALUE		322,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042256	Roof Replacement	18,000	07/02/2021
37684	ADDN SFR	268	01/28/2019
22383	SFR	453	10/13/2004
17594	M H	125	10/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1077	9/08/2000	WD	Q	V		30,000

GRANTOR: GEORGE W RICHARDSON J

GRANTEE: JASON ROSS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N10 W15 S10 E15$ W26 S35 E11 FOP= S6 E22 N6 W22$ E33 N28 BAS= E8 S8 E18 N31 W18 S16 W8 S7$ N7$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,840	
2	0166	CONC,PAVMT	0	100	16	18	288.00	UT	2.00	2.00	100	2019	2019	3	100	576	

LAND DESCRIPTION

TOTAL OB/XF 4,416

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 04/25/2022 BY JS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/18/2025 BY SYS