COMM NW COR OF NE1/4, RUN N
399.83 FT, SE 32 DEG 520.70
FT, S 2302.06 FT FOR POB, CONT

RIX JAMES L JR/RIX DEBRA A
416 NW WOODLANDS TER
LAKE CITY, FL 32055

2026

18-3S-16-02177-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

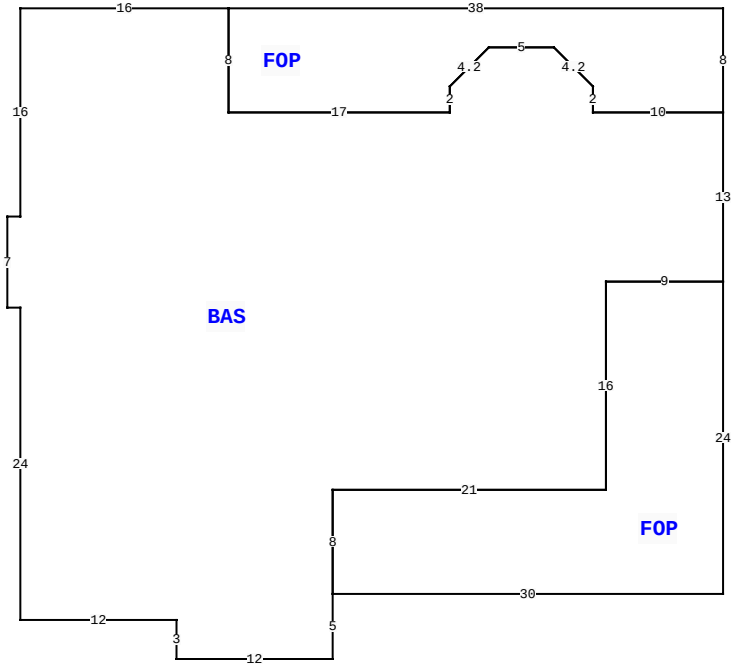
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
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	1,879	100		1,879	186,353
FOP	258	30		77	7,637
FOP	384	30		115	11,406
TOTALS	2,521			2,071	205,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	109.3190	122.44	253,573	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2001 Heated Area: 1879 HX Base Yr 2001



416 NW WOODLANDS TER, 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		205,394
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		81,081
TOTAL MARKET VALUE		286,975
SOH/AGL Deduction		93,005
ASSESSED VALUE		193,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,248
TOTAL JUST VALUE		286,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22204	SFR	529	08/17/2004
16217	M H	125	11/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1760	3/29/1999	WD	Q	V		30,000

GRANTOR: RICHARDSON

GRANTEE: RIX

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S16 W1 S7 E1 S24 E12 S3 E12 N5 FOP= E30 N24 W9 S16 W21 S8$ N8 E21 N16 E9 N13 FOP= N8 W38 S8 E17 N2 R3 U3 E5 D3 R3 S2 E10$ W10 N2 L3 U3 W5 D3 L3 S2 W17 N8$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 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	10.01	AC		1.00	1.00	0.90	9,000.00	8,100.00	81,081							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 81,081 Market: 0 Agricultural: 0 Common: 81,081 PRINTED 11/19/2025 BY SYS