

COMM NW COR OF NE1/4, RUN E
399.83 FT, SE 32 DEG 520.70
FT, S 485.48 FT FOR POB, CONT

DAAR SHERI H
750 NW WOODLANDS TERR
LAKE CITY, FL 32055-8026

2026

18-3S-16-02177-108



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	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
UOP	100	25		25	1,472
UOP	180	25		45	2,650
UOP	400	25		100	5,889
TOTALS	2,732			2,222	130,850

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0296	SHED METAL	0	100	12	24	288.00	UT 7.00	7.00
3	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00
4	0030	BARN,MT	0	0	26	42	1,092.00	UT 12.00	12.00
5	0261	PRCH, UOP	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,222	113.9000	107.07	237,910	2001	2001	0	0	0 45.00	55.00	
1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004												
10 10 10 10 10 10 10 10 10 10 10 10 10												
27												
76												

750 NW WOODLANDS TER, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/07/2025 MLU									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			130,850
TOTAL MARKET OB/XF VALUE			23,620
TOTAL LAND VALUE - MARKET			90,090
TOTAL MARKET VALUE			244,560
SOH/AGL Deduction			121,925
ASSESSED VALUE			122,635
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			66,913
TOTAL JUST VALUE			244,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17801	M H	125	01/08/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0994/2833	9/04/2003	WD	Q	I		80,000	
GRANTOR: DIANE H BROSHAR WINKL							
GRANTEE: JOSH Y & SHERI H DA							
0931/1073	7/20/2001	WD	Q	V	01	100	
GRANTOR: MICHAEL BROSHAR							
GRANTEE: DIANE BROSHAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 UOP= E18 N10 W18 S10\$ UOP= N10 W40 S10 E40\$ W40 UOP= N10 W10 S10 E10\$ W18 S27 E76 N27\$.									