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

MORGAN JENNIFER
755 NW WOODLANDS TERR
LAKE CITY, FL 32055

2026

18-3S-16-02177-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

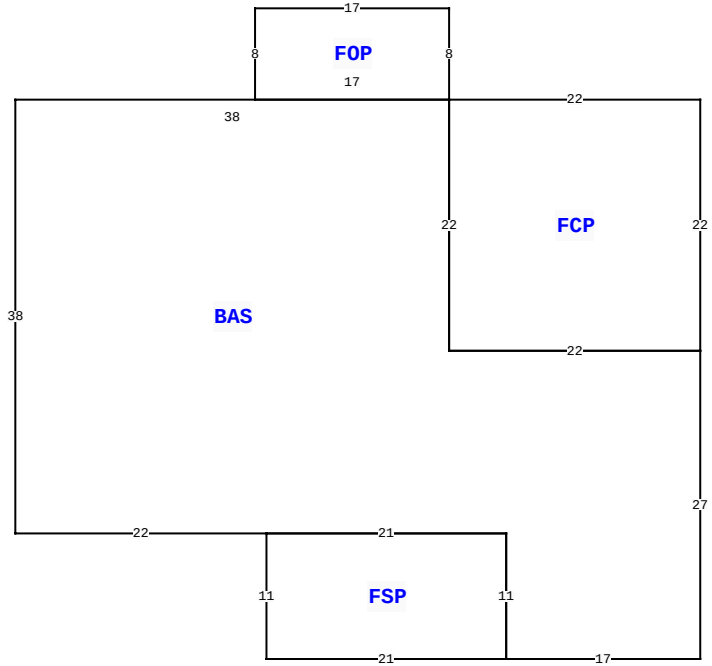
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,983	100		1,983	133,341
FCP	484	25		121	8,136
FOP	136	30		41	2,757
FSP	231	40		92	6,187
TOTALS	2,834			2,237	150,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	85.7696	96.06	214,886	2000	2000	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 2016 Heated Area: 1983 HX Base Yr 2016



755 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		150,420
TOTAL MARKET OB/XF VALUE		9,187
TOTAL LAND VALUE - MARKET		81,081
TOTAL MARKET VALUE		240,688
SOH/AGL Deduction		86,675
ASSESSED VALUE		154,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,291
TOTAL JUST VALUE		240,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,267

LAND:1:1: LOT 13

BLDG:1:1: WEST MH (RP'D-WANDA/JERRY STRICKLAND)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15963	SFR	470	08/27/1999
12315	M H	125	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1300/0589	8/06/2015	WD	U	I	12	110,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: JENNIFER MORGAN						
1292/2785	4/15/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W17 S8 E17$ BAS= W38 S38 E22 FSP= S11 E21 N11 W21$ E21 S11 E17 N27 FCP= N22 W22 S22 E22$ W22 N22$.

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	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	658.00	UT	1.50	1.50	100	2000	2000	3	100	987	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,187

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 11/07/2025 BY SYS