LOT 3 BLK B WOODCREST S/D.

ORB 852-1588, WD 1044-1297,

FARRELL JOSEPH N
180 SW WOODCREST DR
LAKE CITY, FL 32024

2026

11-4S-16-02905-173

BUILDING CHARACTERISTICS

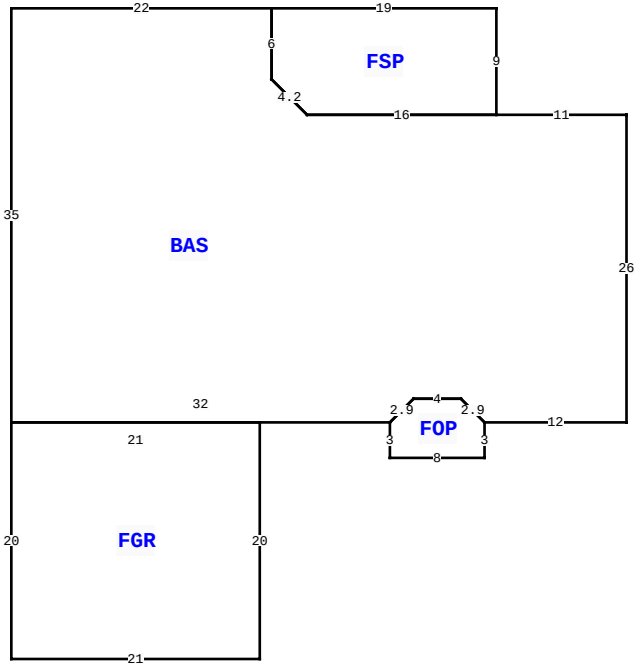
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100		1,543	144,505
FGR	420	55		231	21,634
FOP	36	30		11	1,030
FSP	167	40		67	6,274
TOTALS	2,166			1,852	173,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	117.8205	131.96	244,390	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2023 Heated Area: 1543 HX Base Yr 2023



180 SW WOODCREST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,353.00	UT	1.50	1.50	100	1998	1998	3	100	2,030	
2	0294	SHED WOOD/	0	100	14	20	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	100	1998	1998	3	100	1,800	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,444
TOTAL MARKET OB/XF VALUE		6,030
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		214,474
SOH/AGL Deduction		8,245
ASSESSED VALUE		206,229
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		149,818
TOTAL JUST VALUE		214,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13305	SFR	265	11/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/2042	9/10/2014	WD	Q	I	01	123,900
GRANTOR: TERRY M & MARY LEE WE						
GRANTEE: JOSEPH N FARRELL						
1053/1021	7/29/2005	WD	Q	I		155,000
GRANTOR: JACKIE E & JEFFREY TA						
GRANTEE: TERRY M & MARY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N9 W19 S6 D3 R3 E16$ W16 L3 U3 N6 W22 S35FGR= S20 E21 N20 W21$ E32 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E12 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,030

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS