

LOT 3 BLK B WOODCREST S/D.  
ORB 852-1588, WD 1044-1297,

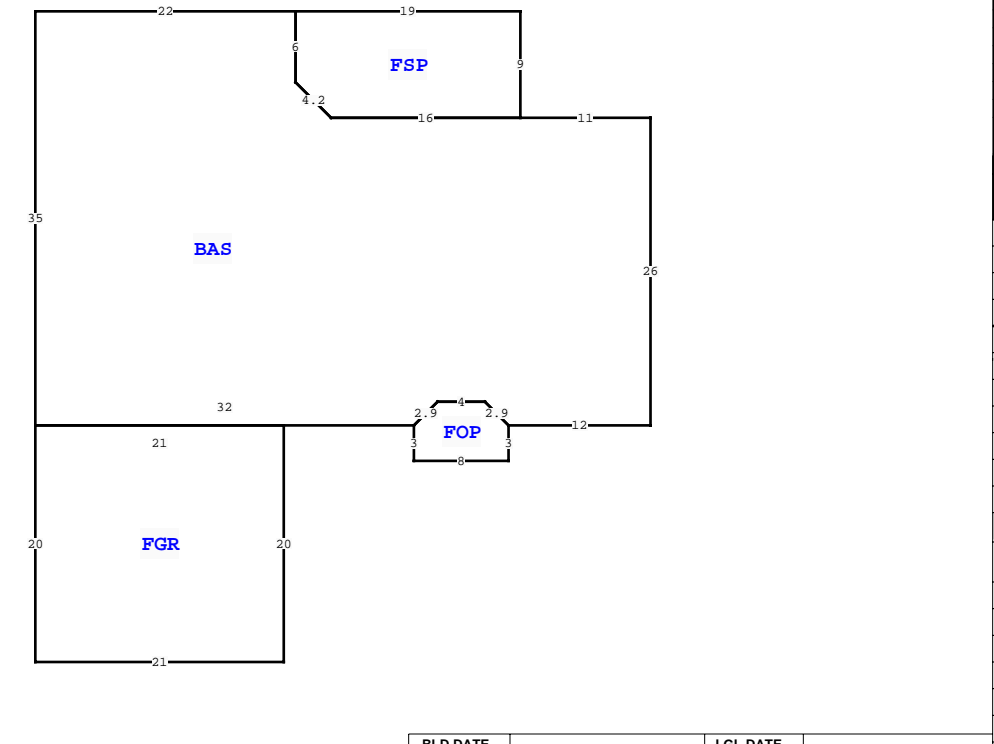
FARRELL JOSEPH N  
180 SW WOODCREST DR  
LAKE CITY, FL 32024

**2026**

11-4S-16-02905-173  
11-4S-16-02905-173

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

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	29.03	70.97



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
<b>TOTALS</b>	<b>2,166</b>			<b>1,852</b>	<b>173,444</b>

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			7,643
ASSESSED VALUE			206,831
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			151,109
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	Q	I	01	123,900
GRANTOR: TERRY M & MARY LEE WE						
GRANTEE: JOSEPH N FARRELL						
1053/1021	7/29/2005	WD Q	Q	I		155,000
GRANTOR: JACKIE E & JEFFREY TA						
GRANTEE: TERRY M & MARY LEE						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF												6,030					
180 SW WOODCREST DR, LAKE CITY																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
												04/03/2025 MLU					

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							