LOT 1 BLK C WOODCREST S/D.
894-2269, 954-1918, DC 1219-
2513, WD 1344-277, WD 1347-

GAGNON CONSTANCE C
280 SW WOODCREST DR
LAKE CITY, FL 32024

2027

11-4S-16-02905-181

BUILDING CHARACTERISTICS

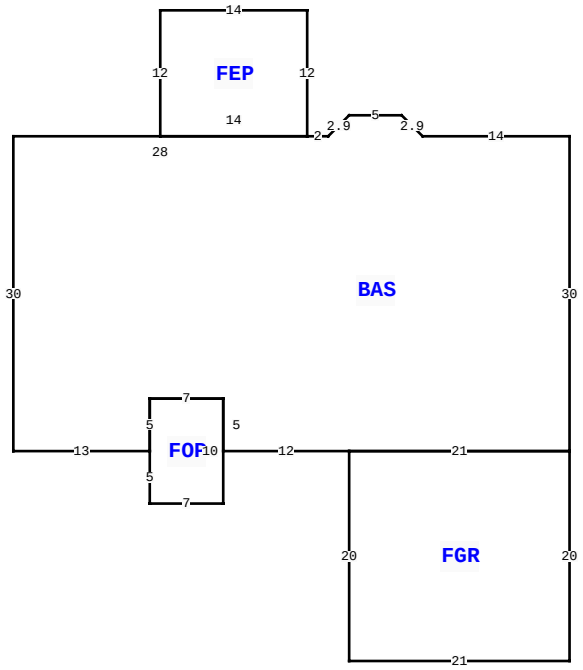
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC		11416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	148,848
FEP	168	80		134	12,713
FGR	420	55		231	21,915
FOP	70	30		21	1,992
TOTALS	2,227			1,955	185,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	119.6980	131.67	257,415	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2018 Heated Area: 1569 HX Base Yr 2018



280 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	1,024.00	UT	1.50	1.50	100	1999	1999	3	100	1,536	
2	0296	SHED METAL	0	100	8	14	112.00	UT	11.00	11.00	50	2009	2009	3	50	616	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,468
TOTAL MARKET OB/XF VALUE	3,452
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	223,920
SOH/AGL Deduction	81,525
ASSESSED VALUE	142,395
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	35,984
TOTAL JUST VALUE	223,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053706	Remodel	5,745	07/30/2025
16072	SFR	265	09/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1138	11/03/2017	WD	U	I	12	159,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CONSTANCE C GAGNON						
1344/0277	8/08/2017	WD	U	I	12	179,900
GRANTOR: VIVIAN G AMES						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U2 L2 W5 L2 D2 W2 FEP= N12 W14 S12 E14$ W28 S30 E13 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,452

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 11/16/2026 BY SYS