

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

2026

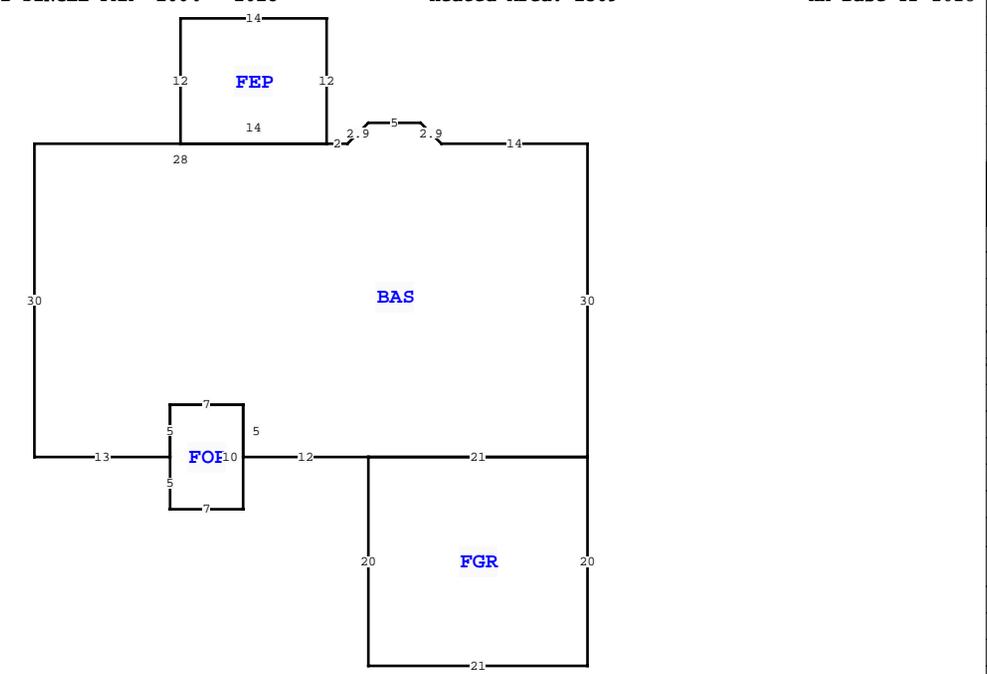
11-4S-16-02905-181



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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	136.46	266,779	1999	1999	0	0	27.95	72.05

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		192,214	
TOTAL MARKET OB/XF VALUE		3,452	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		230,666	
SOH/AGL Deduction		92,418	
ASSESSED VALUE		138,248	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		31,837	
TOTAL JUST VALUE		230,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,090	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	154,263
FEP	168	80		134	13,175
FGR	420	55		231	22,712
FOP	70	30		21	2,065
<b>TOTALS</b>	<b>2,227</b>			<b>1,955</b>	<b>192,214</b>

280 SW WOODCREST DR, LAKE CITY

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0277	8/08/2017	WD	U	I	12	179,900

GRANTOR: VIVIAN G AMES  
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1,024.00	UT	1.50	1.50	100
2	0296	SHED METAL	0	100	8	14	112.00	UT	11.00	11.00	50
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100

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

MLU

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									
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									