

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

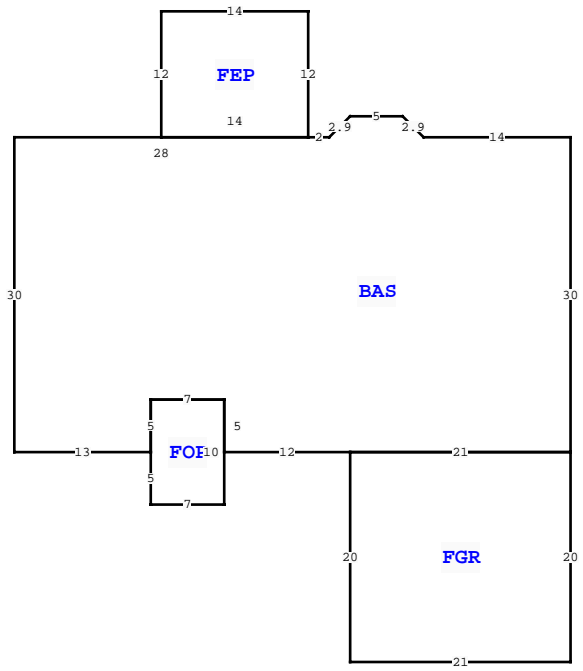
2026

11-4S-16-02905-181



BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,569	100	
FEP	168	80	
FGR	420	55	
FOP	70	30	
TOTALS	2,227		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		Heated Area: 1569					HX Base Yr 2018	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		188,834	
TOTAL MARKET OB/XF VALUE		3,452	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		227,286	
SOH/AGL Deduction		89,038	
ASSESSED VALUE		138,248	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		31,837	
TOTAL JUST VALUE		227,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,090	

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						

EXTRA FEATURES		280 SW WOODCREST DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	1.50
2	0296	SHED METAL	11.00
3	0120	CLFENCE 4	6.50

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														3,452								
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							