

LOT 2 BLK C WOODCREST S/D.  
825-2164, 849-1724, 901-194,  
WD 1418-196,

SMITH FOREST S III/SMITH NANCY KEENEY  
306 SW WOODCREST DR  
LAKE CITY, FL 32024

2026

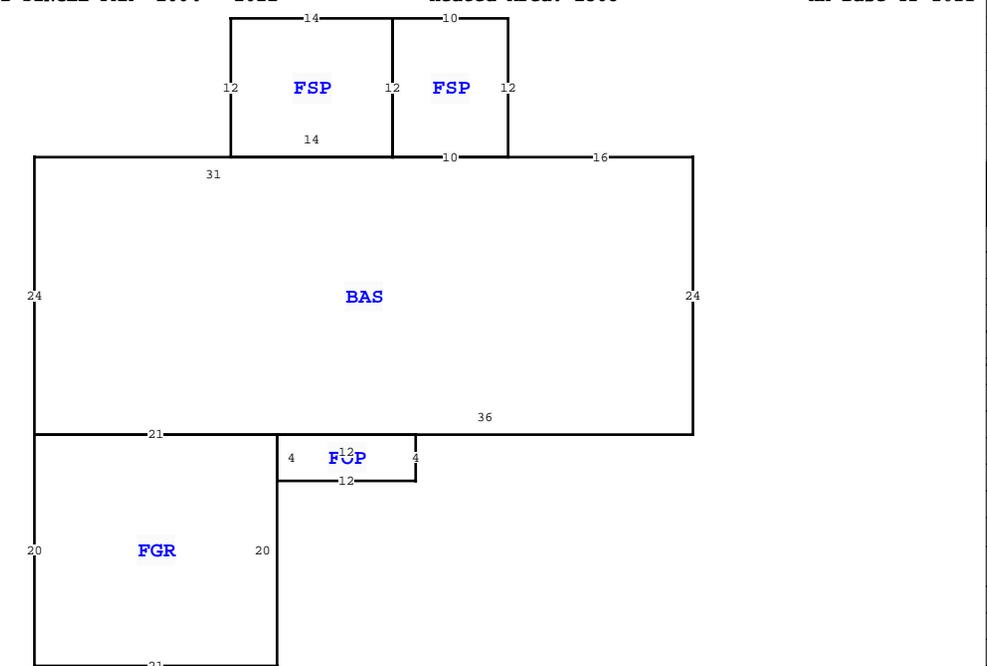
11-4S-16-02905-182



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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	02	02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,728	129.7569	147.92	255,606	1996	1996		0	0	31.18	68.82

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		175,908	
TOTAL MARKET OB/XF VALUE		5,082	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		215,990	
SOH/AGL Deduction		114,791	
ASSESSED VALUE		101,199	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		49,788	
TOTAL JUST VALUE		215,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,622	



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	1,368	100		1,368	139,261
FGR	420	55		231	23,516
FOP	48	30		14	1,425
FSP	120	40		48	4,886
FSP	168	40		67	6,821
TOTALS	2,124			1,728	175,908

306 SW WOODCREST DR, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046073	Remodel	12,000	12/09/2022
10937	SFR	235	03/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0196	8/24/2020	WD	Q	I	01	181,900
GRANTOR: ARNOLD J CABE						
GRANTEE: FORREST S II & NANCY						
0901/0194	4/20/2000	WD	Q	I		90,900
GRANTOR: DONALD & IONIA MILLER						
GRANTEE: A CABE						

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	860.00	UT	1.50	1.50	100	1996	1996	3	100	1,290	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1996	1996	3	100	1,800	
4	0296	SHED METAL	0	100	8	12	96.00	UT	11.00	11.00	75	2009	2009	3	75	792	

BUILDING NOTES									

**BUILDING DIMENSIONS**  
BAS= W16 FSP= N12 W10 S12 E10\$ W10 FSP= N12 W14 S12 E14\$ W31 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.

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							