

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

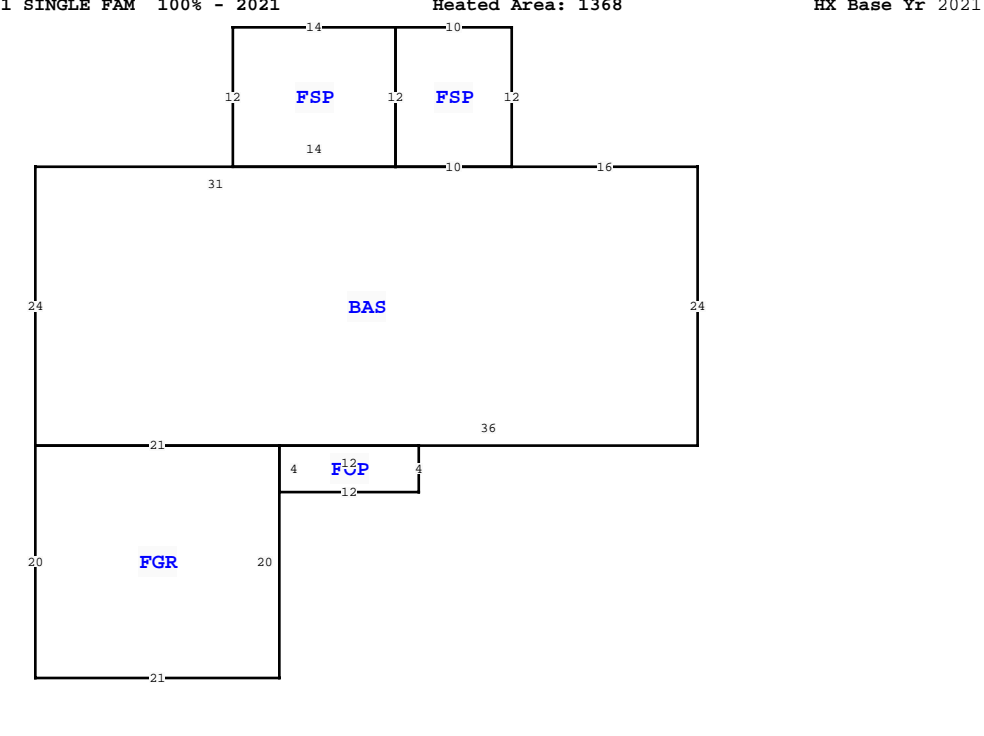
11-4S-16-02905-182



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	145.33	251,130	1996	1996	0	0	31.18	68.82

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		172,828	
TOTAL MARKET OB/XF VALUE		5,082	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		212,910	
SOH/AGL Deduction		111,711	
ASSESSED VALUE		101,199	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		49,788	
TOTAL JUST VALUE		212,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,622	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	136,822
FGR	420	55		231	23,104
FOP	48	30		14	1,400
FSP	120	40		48	4,801
FSP	168	40		67	6,701
TOTALS	2,124			1,728	172,828

306 SW WOODCREST DR, LAKE CITY

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 & NANC						
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							