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

2027

11-4S-16-02905-182

BUILDING CHARACTERISTICS

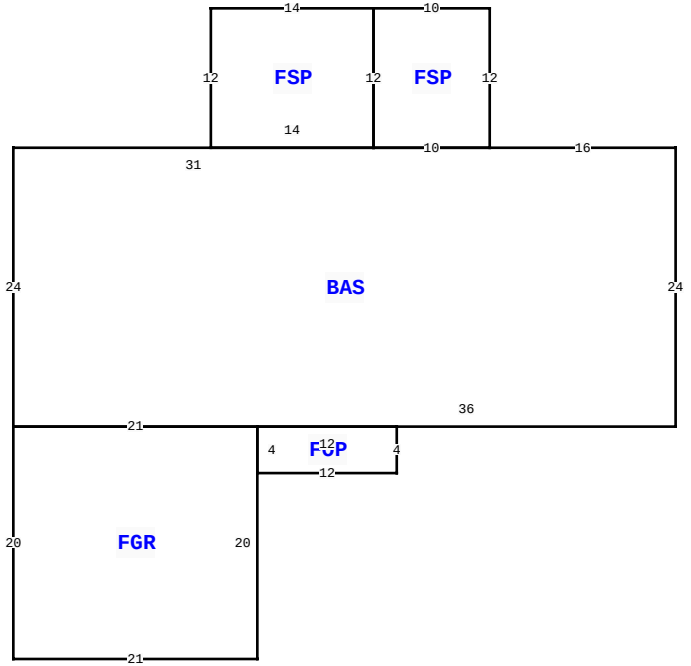
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	134,374
FGR	420	55		231	22,691
FOP	48	30		14	1,375
FSP	120	40		48	4,715
FSP	168	40		67	6,581
TOTALS	2,124			1,728	169,736

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	142.73	246,637	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2021 Heated Area: 1368 HX Base Yr 2021



306 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,736
TOTAL MARKET OB/XF VALUE		5,082
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		209,818
SOH/AGL Deduction		105,583
ASSESSED VALUE		104,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,824
TOTAL JUST VALUE		209,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,910

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						

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 5,082

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