

LOT 21 HUNTINGTON AT WOODCREST  
S/D & EX BEG AT SW COR OF LOT  
21, RUN E 131.85 FT, NW 52.63

CHILDS NANETTE R  
124 SW HUNTINGTON GLN  
LAKE CITY, FL 32024

2026

11-4S-16-02905-221



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	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	1,837	100	
FGR	420	55	
FOP	120	30	
PTO	192	5	
TOTALS	2,569		

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%	- 2019	128.05	270,698	1998	1998	0	0	27.00	73.00

Heated Area: 1837 HX Base Yr 2019

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		197,610	
TOTAL MARKET OB/XF VALUE		4,933	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		237,543	
SOH/AGL Deduction		77,722	
ASSESSED VALUE		159,821	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		108,410	
TOTAL JUST VALUE		237,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13508	SFR	295	01/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1513	3/23/2018	WD	Q	I	01	122,100

GRANTOR: JUDY F JERRELL  
GRANTEE: NANETTE R CHILDS  
0851/1713 1/09/1998 WD Q I 98,000  
GRANTOR: JERRELL STEPHEN M & J  
GRANTEE:

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

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	1,022.00	UT	1.50	1.50	100	1998	1998	3	100	1,533	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1998	1998	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	

BUILDING DIMENSIONS	
BAS= W15 N20 W15 S4 PTO= W12S16 E12 N16\$ S16 W23 FGR= W20 S21 E20 N21\$ S29 E17 FOP= S6 E20 N6 W20\$ E36 N29\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							