COMM NW COR OF NE1/4, RUN E 399.
E 520.70 FT, S 2766.88 FT FOR PO
FT, S 4 DG W 401.92 FT W 930.80

RIX TYLER M/RIX MEGHAN R
205 NW LIVE OAK PLACE
LAKE CITY, FL 32055

2026

18-3S-16-02177-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

350 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	76,076
TOTAL MARKET VALUE	87,876
SOH/AGL Deduction	13,548
ASSESSED VALUE	74,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,328
TOTAL JUST VALUE	87,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,872

LAND:1:1: PART OF LOT IS LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042247	Electrical Servic	0	06/30/2021
23256	SFR	682	06/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/278	4/19/2021	WD	Q	V	01	45,000
GRANTOR: LYONS KENNETH D & LIN						
GRANTEE: RIX TYLER M						
0914/1670	11/17/2000	WD	Q	V		28,000
GRANTOR: GEORGE RICHARDSON JR						
GRANTEE: KENNETH & LINDA LYO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
2	0020	BARN,FR	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.80	9,500.00	7,600.00	76,076							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 76,076 Market: 0 Agricultural: 0 Common: 76,076 PRINTED 06/09/2026 BY SYS