

COMM NW COR OF NE1/4, RUN N
399.83 FT, SE 32 DEG 520.70
FT, S 2302.06 FT FOR POB, CONT

RIX JAMES L JR/RIX DEBRA A
416 NW WOODLANDS TER
LAKE CITY, FL 32055

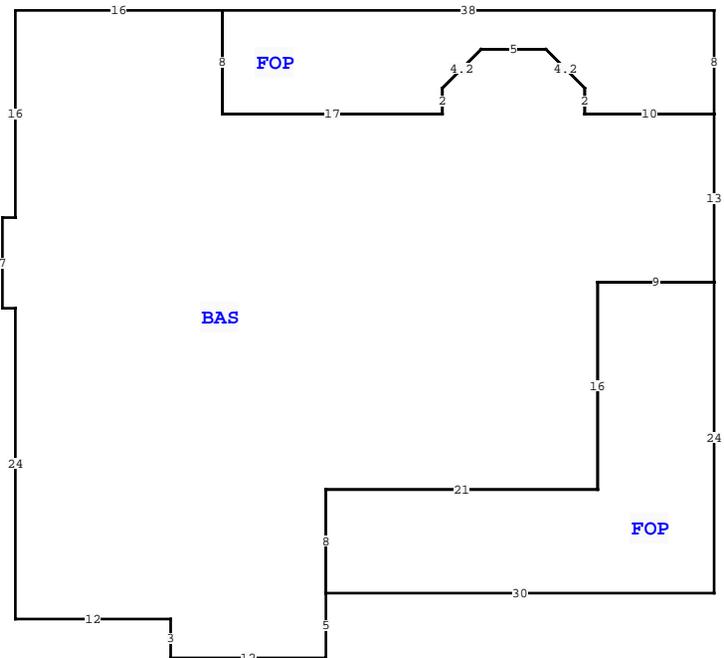
2026

18-3S-16-02177-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	01
NEIGHBORHOOD/LOC	18316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,879	100	
FOP	258	30	
FOP	384	30	
TOTALS	2,521		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,071	109.3190	122.44	253,573	2006	2006	0	0	19.00	81.00
2 SINGLE FAM 100% - 2001 Heated Area: 1879 HX Base Yr 2001											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	205,394			
TOTAL MARKET OB/XF VALUE	500			
TOTAL LAND VALUE - MARKET	85,586			
TOTAL MARKET VALUE	291,480			
SOH/AGL Deduction	98,075			
ASSESSED VALUE	193,405			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	141,994			
TOTAL JUST VALUE	291,480			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	289,511			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22204	SFR	529	08/17/2004
16217	M H	125	11/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1760	3/29/1999	WD Q	Q	V		30,000

GRANTOR: RICHARDSON
GRANTEE: RIX

EXTRA FEATURES										416 NW WOODLANDS TER, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/04/2026	MLU
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	0255	MBL HOME S	0	100	0	1.00	UT	500.00	500.00	100	2023	2022		100	500				

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= W16 S16 W1 S7 E1 S24 E12 S3 E12 N5 FOP= E30 N24 W9 S16 W21 S8\$ N8 E21 N16 E9 N13 FOP= N8 W38 S8 E17 N2 R3 U3 E5 D3 R3 S2 E10\$ W10 N2 L3 U3 W5 D3 L3 S2 W17 N8\$.

LAND DESCRIPTION										TOTAL OB/XF										500				
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	10.01	AC		1.00	1.00	0.90	9,500.00	8,550.00	85,586							