COMM NW COR OF NE1/4, RUN E 399. FT, S 933.45 FT FOR POB, CONT S 991.04 FT, N 451.76 FT, E 999.79

ROLFE BRANDON/ROLFE CASSANDRA
738 NW WOODLANDS TERR
LAKE CITY, FL 320500

2027

18-3S-16-02177-107

BUILDING CHARACTERISTICS

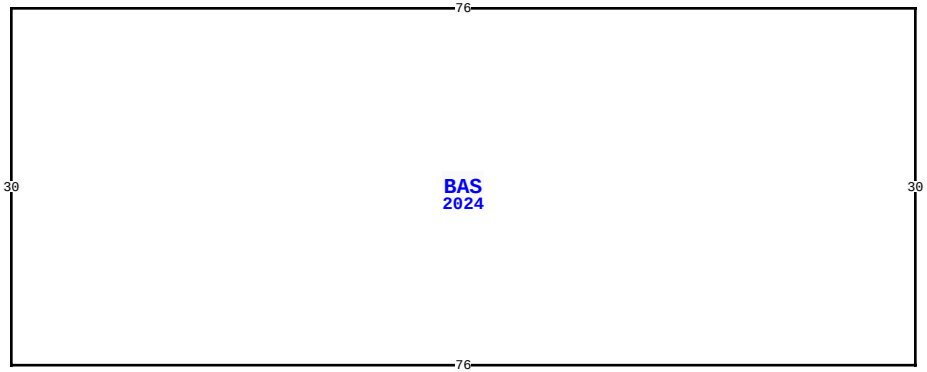
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	2,280	100	2024	2,280	249,601
TOTALS	2,280			2,280	249,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	114.0000	112.86	257,321	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 2280 HX Base Yr 2024



738 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,601
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		281,944
SOH/AGL Deduction		49,543
ASSESSED VALUE		232,401
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,990
TOTAL JUST VALUE		355,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046837	Mobile Home		03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1494	10/28/2022	WD	Q	V	01	98,500
GRANTOR: REGISTER SHELLEY						
GRANTEE: ROLFE BRANDON						
1471/1757	7/18/2022	WD	Q	V	01	85,000
GRANTOR: THE RICHARDSON JR LIV						
GRANTEE: REGISTER SHELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,12] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,095							
2	5700	A	TIMBER 4	100					5.50	AC		1.00	1.00	1.00	227.00	227.00	1,248							
3	6200	A	PASTURE 3	100					2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
4	9910	M	MKT.VAL.AG	100					8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.01 Total Land Value: 21,043 Market: 76,000 Agricultural: 1,948 Common: 19,095 PRINTED 11/17/2026 BY SYS