COMM NW COR OF NE1/4, RUN E
399.83 FT, SE 32 DEG 520.70
FT, S 485.48 FT FOR POB, CONT

DAAR SHERI H
750 NW WOODLANDS TERR
LAKE CITY, FL 32055-8026

2026

18-3S-16-02177-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

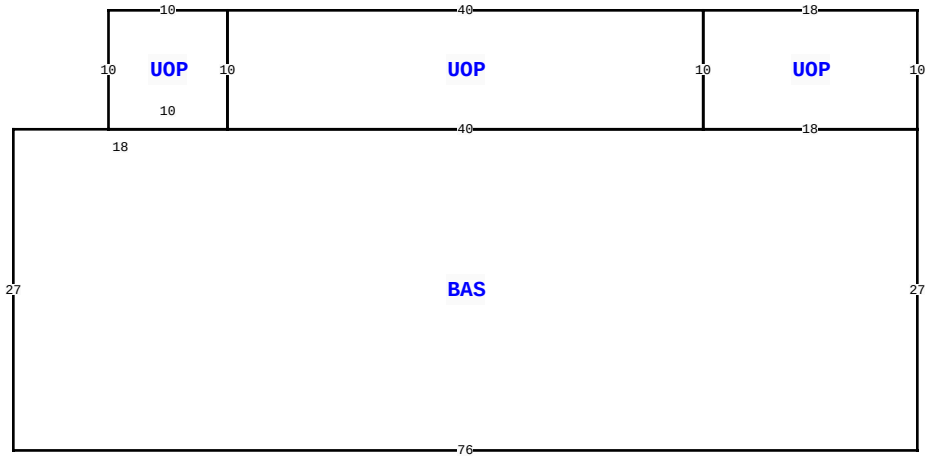
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,052	100		2,052	120,839
UOP	100	25		25	1,472
UOP	180	25		45	2,650
UOP	400	25		100	5,889
TOTALS	2,732			2,222	130,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,222	113.9000	107.07	237,910	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2052 HX Base Yr 2004



750 NW WOODLANDS TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,850
TOTAL MARKET OB/XF VALUE		23,620
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		249,565
SOH/AGL Deduction		127,249
ASSESSED VALUE		122,316
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		65,905
TOTAL JUST VALUE		249,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17801	M H	125	01/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/2833	9/04/2003	WD	Q	I		80,000
GRANTOR: DIANE H BROSHAR WINKL						
GRANTEE: JOSH Y & SHERI H DA						
0931/1073	7/20/2001	WD	Q	V	01	100
GRANTOR: MICHAEL BROSHAR						
GRANTEE: DIANE BROSHAR						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	26	42	1,092.00	UT	12.00	12.00	100	2005	2005	3	100	13,104	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= E18 N10 W18 S10$ UOP= N10 W40 S10 E40$ W40 UOP= N10 W10 S10 E10$ W18 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,620

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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 06/08/2026 BY SYS