BEG NW COR OF NE1/4, RUN E
399.83 FT, SE 520.70 FT, S
41.45 FT, W 1017.05 FT, N 501.

CHAFFINS RALPH G/CHAFFINS LAURA A
936 NW WOODLANDS TER
LAKE CITY, FL 32055-8090

2027

18-3S-16-02177-110

BUILDING CHARACTERISTICS

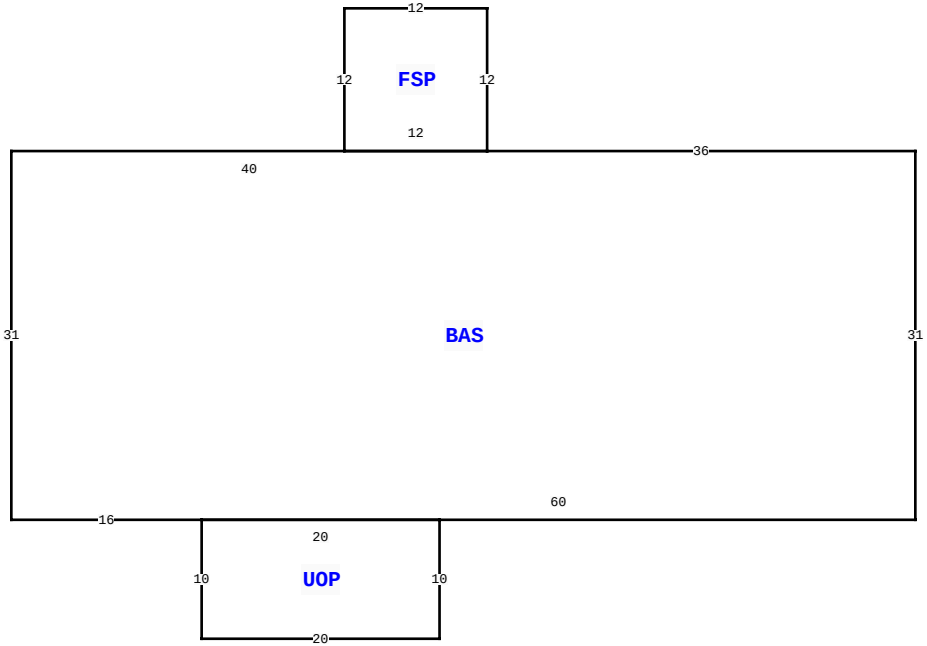
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	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	2,356	100		2,356	137,264
FSP	144	40		58	3,379
UOP	200	25		50	2,913
TOTALS	2,700			2,464	143,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,464	113.9000	105.93	261,012	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2356 HX Base Yr 2005



936 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	0296	SHED METAL	0	100	8	10	80.00	UT	7.00	7.00	100	2005	2005	3	100	560	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,557
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		127,627
TOTAL MARKET VALUE		164,806
SOH/AGL Deduction		74,142
ASSESSED VALUE		90,664
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		34,253
TOTAL JUST VALUE		278,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21591	M H	375	03/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0848	1/08/2004	WD	Q	V		75,000
GRANTOR: GEORGE RICHARDSON JR						
GRANTEE: RALPH G & LAURA A C						
0949/0519	3/06/2002	CT	Q	V	01	24,000
GRANTOR: CLERK OF COURT (JOHNS						
GRANTEE: GEORGE RICHARDSON J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N12 W12 S12 E12$ W40 S31 E16 UOP= S10 E20 N10 W20$ E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,560

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	1.02	AC		1.00	1.00	0.85	7,500.00	6,375.00	6,502							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	0.85	445.00	378.25	7,187							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	0.85	7,500.00	6,375.00	121,125							

REVIEW DATE 01/31/2023 BY KS Total Acres: 20.02 Total Land Value: 13,689 Market: 121,125 Agricultural: 7,187 Common: 6,502 PRINTED 11/17/2026 BY SYS