COMM NW COR OF NE1/4, RUN E 399.
SE 520.70 FT, S 2361.18 FT FOR P
E 795 FT, S 51.46 FT, CONT S 428

HANEY NATALIE
455 NW WOODLANDS TER
LAKE CITY, FL 32055

2027

18-3S-16-02177-116

BUILDING CHARACTERISTICS

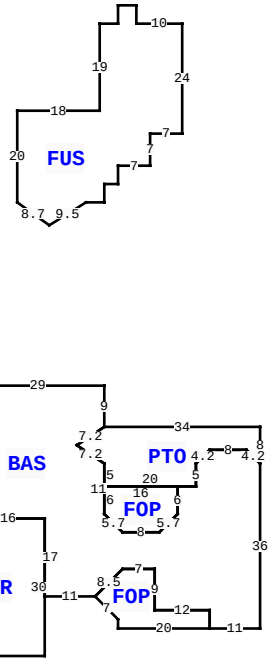
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	07	07
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	1,866	100		1,866	175,984
FGR	690	55		380	35,838
FOP	144	30		43	4,055
FOP	177	30		53	4,998
FUS	943	100		943	88,935
PTO	363	5		18	1,697
TOTALS	4,183			3,303	311,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	125.1591	137.68	454,757	2004	2004	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2012 Heated Area: 2809 HX Base Yr 2012



455 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	0166	CONC,PAVMT	0	100	0	0	780.00	UT	2.00	2.00	100	2004	2004	3	100	1,560	
2	0280	POOL R/CON	0	100	0	0	852.00	UT	70.00	70.00	100	2012	2012	3	71	42,344	
3	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,509
TOTAL MARKET OB/XF VALUE		46,904
TOTAL LAND VALUE - MARKET		89,395
TOTAL MARKET VALUE		398,188
SOH/AGL Deduction		103,932
ASSESSED VALUE		294,256
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,845
TOTAL JUST VALUE		447,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,464

SALE:2:2: ING PROPERTY ORB 849-2162,

SALE:2:1: DEED FROM ECHEVERRI TO RICHARDSON RELIQU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043338	Roof Replacement	21,953	12/08/2021
30243	POOL	220	06/22/2012
21498	SFR	824	02/10/2004
19783	PUMP/UTPOL	30	07/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/2527	11/10/2011	WD	Q	I	01	275,000
GRANTOR: SHAWN A & SARAH STEPH						
GRANTEE: NATALIE HANEY						
0949/2142	3/26/2002	WD	Q	V		35,000
GRANTOR: GEORGE RICHARDSON						
GRANTEE: SHAWN & SARAH STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S29 FGR= W7 S30 E23 N30 W16$ E16 S17 E11 FOP= D5 R5 S2 E20 N4 W12 N9 W7 L6 D6 $ U6 R6 E7 S9 E12 S4 E11 N36 PTO= N8 W34 L6 D4 D4 R6 S5 E20 N5 R3 U3 E8 D3 R3 $ L3 U3 W8 D3 L3 S5 W4 FOP= W16 S6 D4 R4 E8 R4 U4 N6$ S6 D4 L4 W8 L4 U4 N11 L6 U4 U4 R6 N9$ PTR= N40 FUS= N4 E3 N4 E7 N7 E7 N24 W10 N4 W4 S4 W4 S19 W18 S20 D5 R7 R8 U5 E4$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 46,904

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	0100	C	SFR	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,095							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	51,300							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 39,775 Market: 51,300 Agricultural: 1,680 Common: 38,095 PRINTED 11/17/2026 BY SYS