COMM NW COR OF NE1/4, RUN E
399.83 FT, CONT E 1072.32 FT,
S 00 DG W 410.60 FT, S 01 DG W

KASSAB PAUL/KASSAB SUSAN W
923 NW WOODLANDS TERR
LAKE CITY, FL 32055

2027

18-3S-16-02177-121

BUILDING CHARACTERISTICS

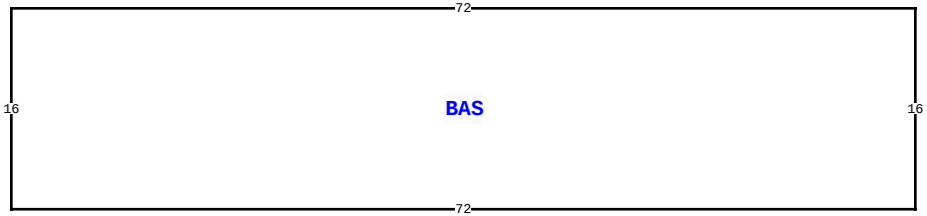
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,152	100		1,152	68,296
TOTALS	1,152			1,152	68,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	115.9000	107.79	124,174	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1152 HX Base Yr 2005



923 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,296
TOTAL MARKET OB/XF VALUE	8,198
TOTAL LAND VALUE - MARKET	19,080
TOTAL MARKET VALUE	95,574
SOH/AGL Deduction	43,191
ASSESSED VALUE	52,383
TOTAL EXEMPTION VALUE	HX HB 27,383
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	95,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/0270	5/09/2012	WD	U	V	11	100
GRANTOR: JAMES W & SHAWN PARKE						
GRANTEE: PAUL & SUSAN W KASS						
1204/2299	11/11/2010	WD	U	V	11	100
GRANTOR: JAMES W & SHAWN PARKE						
GRANTEE: PAUL KASSAB (LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

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	8	64.00	UT	7.00	7.00	100	2005	2005	3	100	448	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,198

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	1.06	AC		1.00	1.00	0.90	20,000.00	18,000.00	19,080							

REVIEW DATE 01/31/2023 BY KS Total Acres: 1.06 Total Land Value: 19,080 Market: 0 Agricultural: 0 Common: 19,080 PRINTED 11/17/2026 BY SYS