COMM 395.94 FT N OF SE COR OF SW
W 175 FT FOR POB, CONT W 87.50 F
E 87.50 FT, S 131.53 FT TO POB.

WOOD CHARLES ANDREW/WOOD LISA CRISS
1221 NW DAKOTA GLN
LAKE CITY, FL 32055

2027

30-3S-17-05867-001

BUILDING CHARACTERISTICS

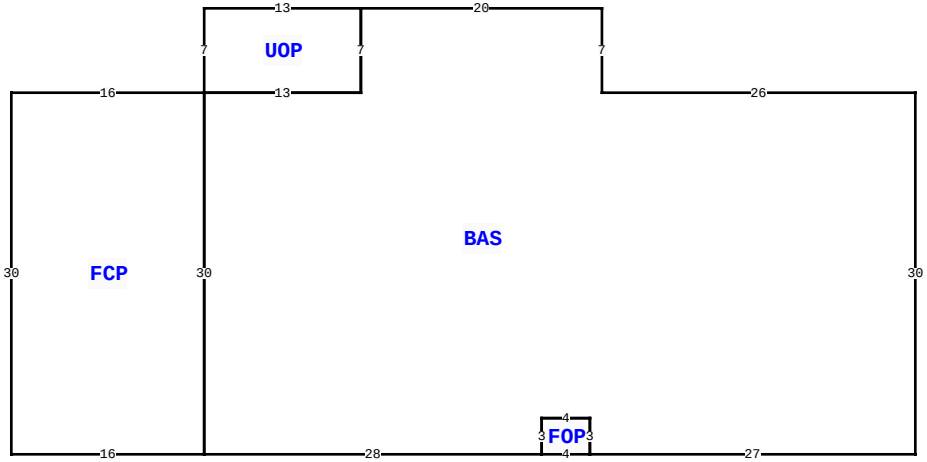
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	135,053
FCP	480	25		120	8,538
FOP	12	30		4	285
UOP	91	20		18	1,281
TOTALS	2,481			2,040	145,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	99.5220	109.47	223,319	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 1898 HX Base Yr 2027



1221 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		145,157
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		14,381
TOTAL MARKET VALUE		162,888
SOH/AGL Deduction		54,398
ASSESSED VALUE		108,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,079
TOTAL JUST VALUE		162,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/211	3/24/2026	WD	Q	I	01	190,000
GRANTOR: RENDE VANESSA						
GRANTEE: WOOD CHARLES ANDREW						
1462/794	12/09/2021	QC	U	I	11	100
GRANTOR: MAYNARD VANESSA						
GRANTEE: RENDE VANESSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N7 W20 UOP= W13 S7 E13 N7$ S7 W13 FCP= W16 S30 E16 N30$ S30 E28 FOP= E4 N3 W4S3$ N3 E4 S3 E27 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,350

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		00	0.00	0.00	11,505.01	SF		1.00	1.00	1.00	1.25	1.25	14,381							

REVIEW DATE 07/16/2026 BY TP Total Acres: 0.26 Total Land Value: 14,381 Market: 0 Agricultural: 0 Common: 14,381 PRINTED 11/17/2026 BY SYS