NE DIV: LOT 4 BLOCK 6 WASHINGTON

257-558, TD 1548-2509

KARI CLIFTON
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

00-00-00-10808-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

650 NE FAIRVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	2,473
TOTAL MARKET VALUE	9,473
SOH/AGL Deduction	1,094
ASSESSED VALUE	8,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,379
TOTAL JUST VALUE	9,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,473

XFOB:1:1: BRIARWOOD MH (PICKED UP IN FIELD)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
241	DEMOLISH	5	06/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/2509	8/09/2025	TD	U	I	18	12,300
GRANTOR: WARD ANNIE MAE						
GRANTEE: KARI CLIFTON						
257/558	3/06/1970	WD	U	V	11	79
GRANTOR: WARD ANNIE MAE HENRY						
GRANTEE: H A WILSON, INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		*RSF	-363.00	157.00	9,891.00	SF		1.00	1.00	1.00	0.25	0.25	2,473							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.23 Total Land Value: 2,473 Market: 0 Agricultural: 0 Common: 2,473 PRINTED 10/10/2025 BY SYS