

LOTS 11 & 12 BLOCK 2 WILSON SPR
1-A. LOT 11 DESC AS: COMM AT NW
S 1218.72 FT TO PT ON N LINE OF

WARD WILLIE/WARD EMORY JOAN
1904 BLOSSOM LN
MAITLAND, FL 32751

2026

06-7S-16-04149-211



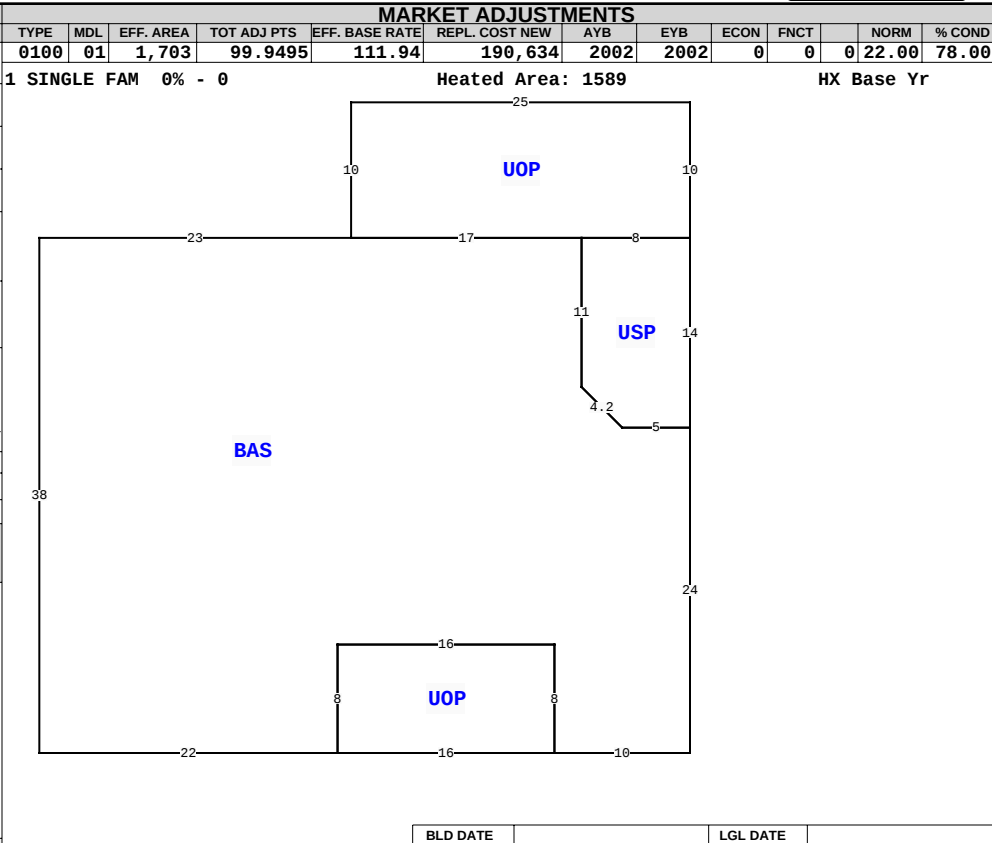
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	04 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100		1,589	138,741
UOP	128	20		26	2,270
UOP	250	20		50	4,366
USP	108	35		38	3,318
TOTALS	2,075			1,703	148,695

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0040	BARN, POLE	0	0	36	60			1.60	100	2008	2008	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	2.00



430 SW MEMORIAL DR, FORT WHITE	BLD DATE	LGL DATE	05/13/2025	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		148,695	
TOTAL MARKET OB/XF VALUE		3,456	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		180,151	
SOH/AGL Deduction		0	
ASSESSED VALUE		180,151	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,151	
TOTAL JUST VALUE		180,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

LAND:3:1: ADJ 4 WATER FRONT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19534	SFR	270	05/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/2129	7/05/2001	WD	Q	V		31,200

GRANTOR: WILSON SPRINGS INC						
GRANTEE: WILLIE & JOAN WARD						

BUILDING DIMENSIONS														
BAS= W23 S38 E22 UOP= E16 N8 W16 S8\$ N8 E16 S8 E10 N24 USP= N14 W8 S11 D3 R3 E5\$ W5 L3 U3 N11 UOP= E8 N10 W25 S10 E17\$ W17\$.														