

LOT 3 MAY-FAIR S/D UNIT 3.
WD 1096-653, WD 1248-758, WD 141

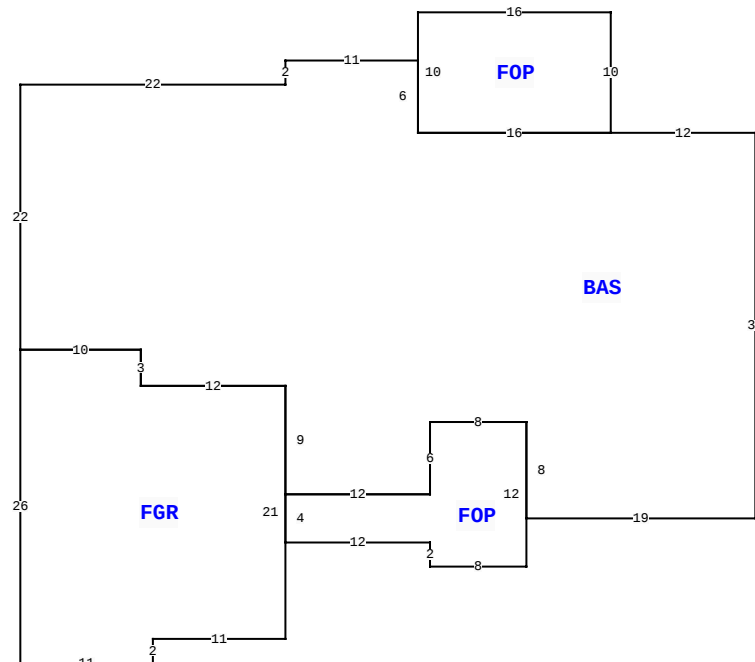
WARD WILLIAM C/WARD JOANNA E
143 SW VANN CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-303

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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	

Quality			06	06
DOR CODE			0100 SINGLE FAMILY	
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC		11416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,746	100		1,746
FGR	514	55		283
FOP	144	30		43
FOP	160	30		48
TOTALS	2,564			2,120
SUBAREA MARKET VALUE		255,247		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,120	120.7899	135.28	286,794	2014	2014	0	0	0	11.00
1 SINGLE FAM 100% - 2022				Heated Area: 1746				HX Base Yr 2022			
											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			255,247
TOTAL MARKET OB/XF VALUE			6,084
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			296,331
SOH/AGL Deduction			31,910
ASSESSED VALUE			264,421
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			213,699
TOTAL JUST VALUE			296,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32014	SFR	745	06/04/2014
26516	SFR	518	12/17/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1417/2374	8/20/2020	WD	Q	I	01
GRANTOR: WARREN GARY & DEBIRMA					
GRANTEE: WILLIAM C & JOANNA					
1248/0758	1/18/2013	WD	Q	V	01
GRANTOR: LSJ PROPERTIES INC					
GRANTEE: WARREN GARY & DEBIR					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014
2	0166	CONC, PAVMT	0	100	0	0	1,842.00	UT	2.00	100	2014
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019

BUILDING NOTES					

BUILDING DIMENSIONS
BAS= W12 FOP= N10 W16 S10 E16\$ W16 N6 W11 S2 W22 S22 FGR= S26 E11 N2 E11 N21 W12 N3 W10\$ E10 S3 E12 S9 FOP= S4 E12 S2 E8 N12 W8 S6 W12\$ E12 N6 E8 S8 E19 N32\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00