LOT 16 EX W 120.70 FT OAKDALE
S/D ORB.

FORD ALTON BRUCE/FORD JULIE ANN
176 NW ACORN DR
LAKE CITY, FL 32055

2026

16-3S-16-02160-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

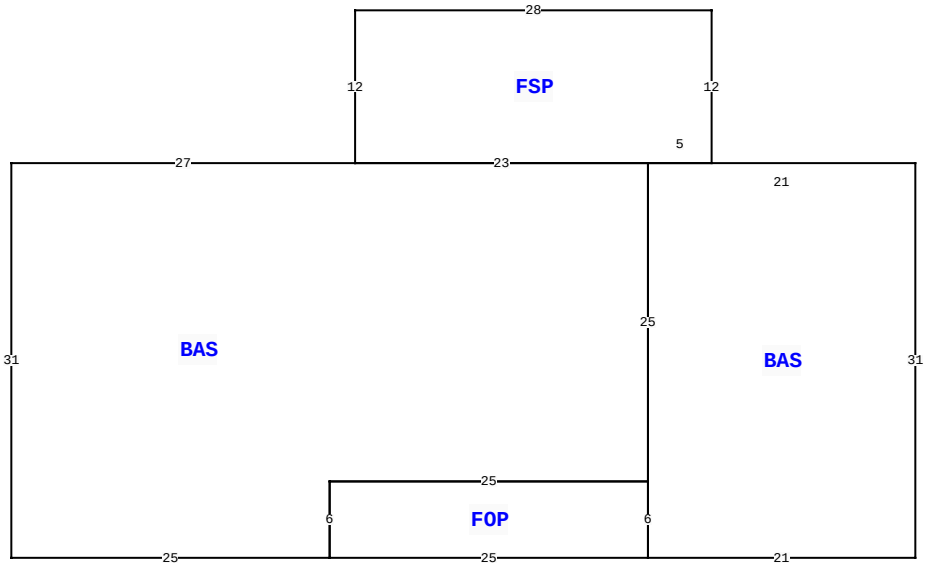
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100		651	54,256
BAS	1,400	100		1,400	116,680
FOP	150	30		45	3,751
FSP	336	40		134	11,168
TOTALS	2,537			2,230	185,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	114.4794	128.22	285,931	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 0 Heated Area: 2051 HX Base Yr



176 NW ACORN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,884
TOTAL MARKET OB/XF VALUE		7,385
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		234,269
SOH/AGL Deduction		58,605
ASSESSED VALUE		175,664
TOTAL EXEMPTION VALUE	HA HAB	26,015
BASE TAXABLE VALUE		149,649
TOTAL JUST VALUE		234,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19383	STORAGE	85	04/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0809/0971	8/14/1995	WD	Q	I	03	0
GRANTOR: TRACY L FORD						
GRANTEE: ALTON BRUCE FORD						
0715/0775	8/18/1989	WD	Q	I		49,500
GRANTOR: MILLAR FRANK						
GRANTEE: FORD ALTON BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S31 E25 FOP= E25 N6W25S6$ N6 E25 BAS= S6 E21 N31W21 S25$ N25 FSP= E5 N12 W28 S12 E23$ W23$.

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	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0070	CARPORT UF	0	50	25	25	625.00	UT	5.00	5.00	100	2008	2008	3	100	3,125	
5	0251	LEAN TO W/	0	50	16	32	512.00	UT	5.00	5.00	100	2008	2008	3	100	2,560	

LAND DESCRIPTION

TOTAL OB/XF 7,385

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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 0.75 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/07/2025 BY SYS

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BUILDING CHARACTERISTICS

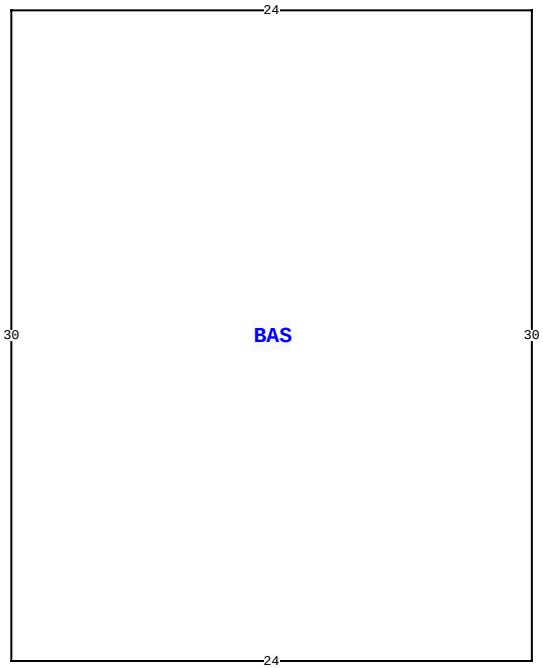
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	15,029
TOTALS	720			720	15,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	720	77.3800	29.40	21,168	2002	2002	0	0	0	29.00	71.00

2 PREF M B A 0% - 0 Heated Area: 720 HX Base Yr



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PAGE 2 of 2 3

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 E24 N30$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2023 BY KS Total Acres: 0.75 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/07/2025 BY SYS