W1/2 OF LOT 2 & ALL OF LOTS 3
& 4 OF VALLEY PARK S/D & THAT
PORTION OF GEORGIA ST LYING

**FORD RONALD C/FORD RONALD C JR**
116 NW LAWTEY WAY
LAKE CITY, FL 32055

**2026**

**19-3S-17-05107-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

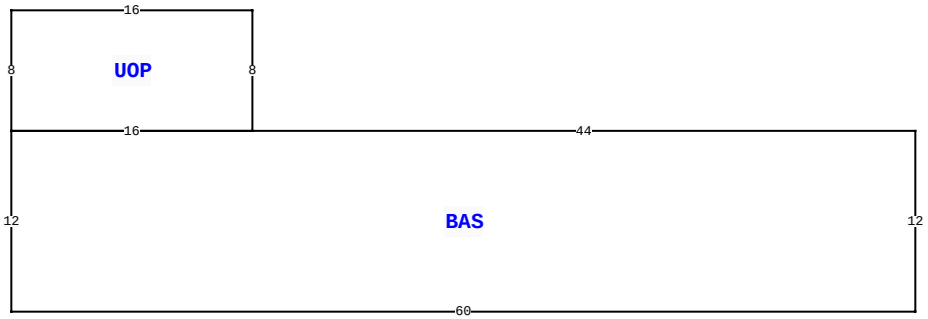
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 19317.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | | 720 | 12,162 |
| UOP | 128 | 25 | | 32 | 540 |
| TOTALS | 848 | | | 752 | 12,703 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 752 | 70.3890 | 42.23 | 31,757 | 1967 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr




116 NW LAWTEY WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 26,123 |
| TOTAL MARKET OB/XF VALUE | 14,550 |
| TOTAL LAND VALUE - MARKET | 16,344 |
| TOTAL MARKET VALUE | 57,017 |
| SOH/AGL Deduction | 1,014 |
| ASSESSED VALUE | 56,003 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 56,003 |
| TOTAL JUST VALUE | 57,017 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 57,017 |

SALE:9:1: MH WAS FURNISHED WITH TV, MICRO-WAVE, ET
SALE:8:1: PART LOT 4 VALLEY PARK WITH MH $.70 STA
SALE:7:1: .70 STAMPS 1971 KIN MH INCL
SALE:10:1: LOT 4, VALLEY PARK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1228/1101 | 1/23/2012 | WD | U | I | 11 | 100 |
| GRANTOR: RONALD C FORD JR | | | | | | |
| GRANTEE: RONALD C FORD JR & | | | | | | |
| 1103/0127 | 11/20/2006 | WD | Q | I | | 28,000 |
| GRANTOR: CLINTON HUGHES | | | | | | |
| GRANTEE: RONALD C FORD JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 UOP= N8 W16 S8 E16$W16 S12 E60 N12$.

## 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 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 50 | 1993 | 1993 | 3 | 50 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 1993 | 1993 | 3 | 50 | 250 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 5 | 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 14,550

| 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 | 0102 | C | SFR/MH | 0 | | 00 | 0.00 | 0.00 | 10,125.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 2,531 | | | | | | | |
| 2 | 0102 | C | SFR/MH | 0 | | 00 | 0.00 | 0.00 | 9,924.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 2,481 | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 45,328.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 11,332 | | | | | | | |

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.50 Total Land Value: 16,344 Market: 0 Agricultural: 0 Common: 16,344 PRINTED 10/03/2025 BY SYS

W1/2 OF LOT 2 & ALL OF LOTS 3
& 4 OF VALLEY PARK S/D & THAT
PORTION OF GEORGIA ST LYING

**FORD RONALD C/FORD RONALD C JR**
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**2026**

**19-3S-17-05107-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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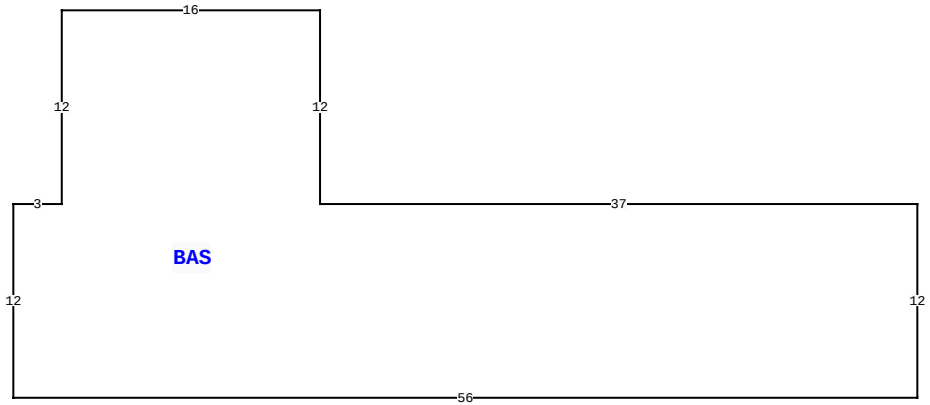
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 19317.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 13,420 |
| TOTALS | 864 | | | 864 | 13,420 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 864 | 64.7190 | 38.83 | 33,549 | 1971 | 1971 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 0 Heated Area: 864 HX Base Yr




116 NW LAWTEY WAY, LAKE CITY

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| TOTAL EXEMPTION VALUE | 0 |
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| TOTAL JUST VALUE | 57,017 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 57,017 |

XFOB:1:1: VICE MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: RONALD C FORD JR | | | | | | |
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| 1103/0127 | 11/20/2006 | WD | Q | I | | 28,000 |
| GRANTOR: CLINTON HUGHES | | | | | | |
| GRANTEE: RONALD C FORD JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S12 W3 S12 E56 N12 W37 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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