SE1/4 OF LOT 5 VALLEY PARK S/D.
PB 949-840, 846, 968-238,

FORD RONALD C SR/FORD RONALD C JR
116 NW LAWTEY WAY
LAKE CITY, FL 32024

2026

19-3S-17-05110-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

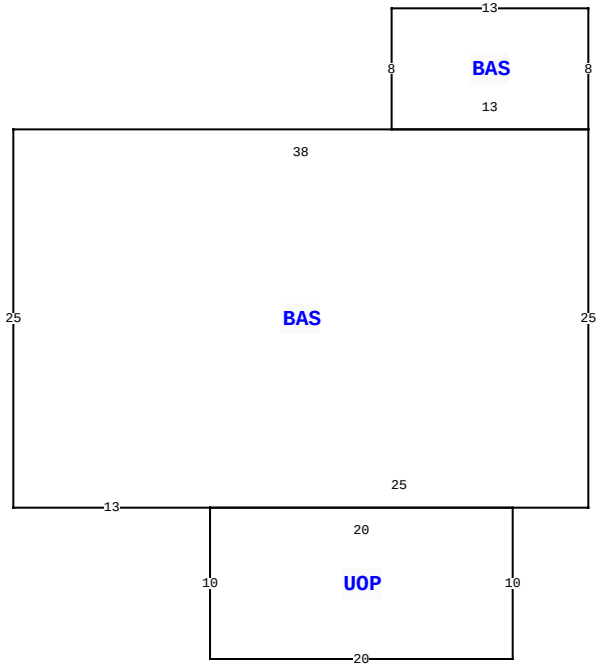
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	104	100		104	6,846
BAS	950	100		950	62,535
UOP	200	20		40	2,633
TOTALS	1,254			1,094	72,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,094	90.4230	101.27	110,789	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1054 HX Base Yr



305 NW WALDO ST, 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	72,013
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	2,506
TOTAL MARKET VALUE	75,119
SOH/AGL Deduction	0
ASSESSED VALUE	75,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,119
TOTAL JUST VALUE	75,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0973/1524	1/23/2003	WD	Q	I		19,500
GRANTOR: BARBARA J ROBERTS						
GRANTEE: RONALD C FORD SR &						
0973/1522	1/09/2003	QC	Q	I	03	100
GRANTOR: DOLPHUS C RIVERS & BA						
GRANTEE: JOHNNIE FRANK NORRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W13 S8 E13$ BAS= W38 S25 E13 UOP= S10 E20 N10W20$ E25 N25$.

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	0294	SHED WOOD/	0	0	12	24	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0			0.00	0.00	10,025.00	SF		1.00	1.00	1.00	0.25	0.25	2,506							

REVIEW DATE 08/18/2015 BY DF Total Acres: 0.23 Total Land Value: 2,506 Market: 0 Agricultural: 0 Common: 2,506 PRINTED 11/19/2025 BY SYS