

COMM NE COR OF SW1/4 OF NW1/4 FO
334.82 FT, W 652.28 FT, N 332.99
652.30 FT TO POB, EX RD R/W.

TICE MICHAEL H/TICE SANDRA J
412 SW WARD LANE
LAKE CITY, FL 32025

2026

19-4S-17-08541-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	638	100
BAS	1,711	100
FEP	240	80
FOP	200	30
TOTALS	2,789	
		2,601
		202,675

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,601	107.0400	119.88	311,808	1983	1983	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 2349 HX Base Yr													
412 SW WARD LN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100		638	49,714
BAS	1,711	100		1,711	133,325
FEP	240	80		192	14,961
FOP	200	30		60	4,675
TOTALS	2,789			2,601	202,675

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3
2	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		202,675	
TOTAL MARKET OB/XF VALUE		19,336	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		231,991	
SOH/AGL Deduction		96,054	
ASSESSED VALUE		135,937	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		85,215	
TOTAL JUST VALUE		264,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8366	POOL	6,000	05/11/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0580/0478	12/01/1985	WD	Q	I		65,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W12 FEP= N12 W20 S12 E20\$ W47 S29 E25 FOP= S8 E25 N8 W25\$ E34 BAS= E22 N29 W22 S29\$ N29\$.													