BEG SW COR OF NW1/4 OF NE1/4, RU
669.56 FT, S 54 FT, W 668.54 FT

LEDFORD BARBARA J
8260 NEWARK RD
MOUNT VERNON, OH 43050

2026

20-4S-16-03076-003

BUILDING CHARACTERISTICS

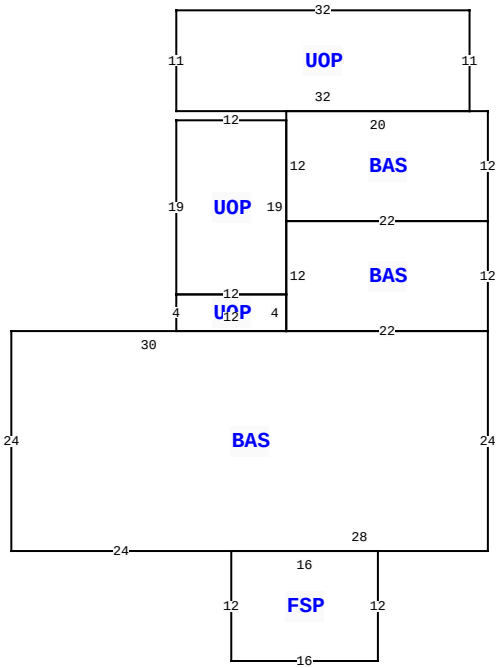
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	20416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	5,948
BAS	264	100		264	5,948
BAS	1,248	100		1,248	28,120
FSP	192	40		77	1,735
UOP	48	25		12	270
UOP	228	25		57	1,284
UOP	352	25		88	1,983
TOTALS	2,596			2,010	45,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,010	93.8790	56.33	113,223	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1776 HX Base Yr



4475 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,289
TOTAL MARKET OB/XF VALUE	11,350
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	73,139
SOH/AGL Deduction	0
ASSESSED VALUE	73,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,139
TOTAL JUST VALUE	73,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/516	6/29/2021	LE	U	I	14	0
GRANTOR: LEDFORD HERBERT H						
GRANTEE:						
0812/1409	10/26/1995	WD	Q	I		23,000
GRANTOR: WILLIAM E & ALTHEA K						
GRANTEE: HERBERT H & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 BAS= N12 W2 UOP= N11 W32 S11 E32$ W20 S12 E22$ W22 S12 E22$ BAS= W22 UOP= N4 UOP= N19 W12 S19 E12$ W12 S4E12$ W30 S24 E24 FSP= S12 E16 N12 W16$ E28 N24$.

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	8	12	1.00	UT	0.00	0.00	100	1995	1995	3	100	200	
2	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	1995	1995	3	100	150	
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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,350

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		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,500							

REVIEW DATE 04/22/2025 BY KS Total Acres: 1.10 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 10/27/2025 BY SYS