COMM AT SW COR OF SE1/4 RUN N 15
E 518.24 FT, TO POB THENCE S 159
N 195.38 FT, W 233.99 FT, S 31.7

FORD DONNA M
221 SW GRAND KIDS GLN
LAKE CITY, FL 32024

2026

23-5S-15-00468-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

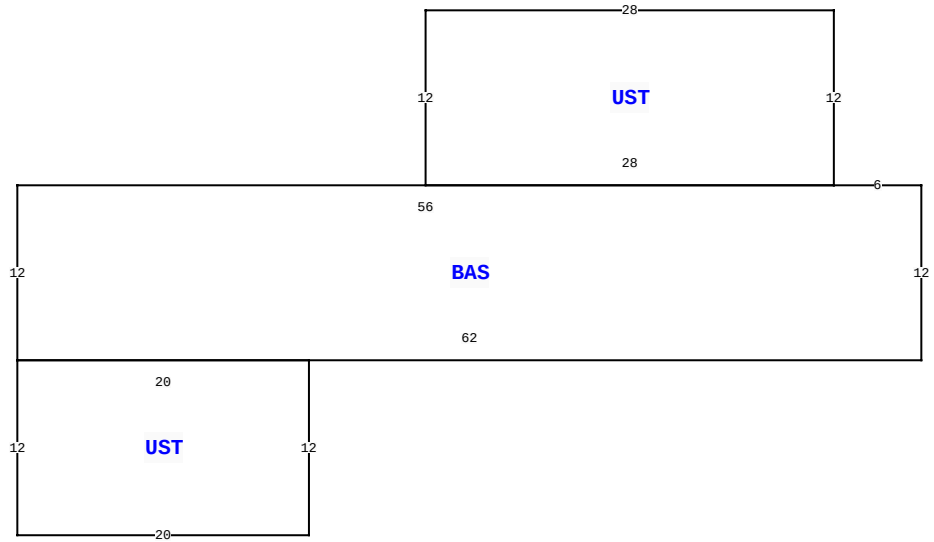
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	14,288
UST	240	45		108	2,074
UST	336	45		151	2,900
TOTALS	1,320			1,003	19,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,003	80.0100	48.01	48,154	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 744 HX Base Yr



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

221 SW GRAND KIDS GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,262
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	16,100
TOTAL MARKET VALUE	45,362
SOH/AGL Deduction	0
ASSESSED VALUE	45,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,362
TOTAL JUST VALUE	45,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,362

SALE:2:1: 2.86 AC ON DEED - .95 AC IN THIS SEC $.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054283	Electrical Servic		10/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0083	12/18/2018	QC	U	I	11	100
GRANTOR: JONATHAN FORD						
GRANTEE: PERLIE M CLARK & DO						
1105/2104	12/22/2006	WD	Q	V	06	100
GRANTOR: DONNA M FORD						
GRANTEE: JONATHAN FORD & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UST= N12 W28 S12 E28$ W56 S12 UST= S12 E20 N12 W20$ E62 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,100							

REVIEW DATE 07/21/2016 BY DF Total Acres: 1.15 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/07/2025 BY SYS