BEG SE COR OF SW1/4 OF SW1/4, RU
W 208.71 FT, S 208.71 FT, E 208.

GRAVES ROBERT WINFORD
873 SW FORD LN
LAKE CITY, FL 32024

2026

24-5S-15-00475-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

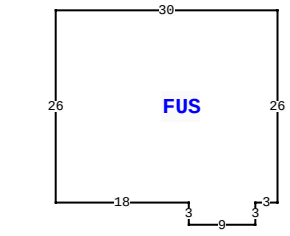
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.00	1.00/

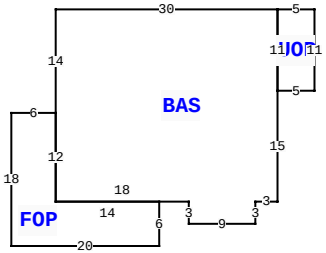
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	807	100		807	66,497
FOP	192	30		58	4,779
FUS	807	100		807	66,497
UOP	55	20		11	906
TOTALS	1,861			1,683	138,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	113.1900	126.77	213,354	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1614 HX Base Yr





873 SW FORD LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,680
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	153,030
SOH/AGL Deduction	0
ASSESSED VALUE	153,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,030
TOTAL JUST VALUE	153,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/381	11/09/2022	WD	Q	I	01	151,000
GRANTOR: DAVIS DEAUN M						
GRANTEE: GRAVES ROBERT WINFO						
1142/1415	2/06/2008	WD	Q	I		156,000
GRANTOR: CONNIE L HOUSER						
GRANTEE: DEAUN & LINDA DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S14 S12 E18 S3 E9 N3 E3 N15 N11 $
FUS=[ORIG=0,-30] N26 W30 S26 E18 S3 E9 N3 E3 $
FOP=[ORIG=-30,14] W6 S18 E20 N6 W14 N12 $
UOP=[ORIG=0,11] E5 N11 W5 S11 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	700.00	700.00	50	2005	2005	3	50	350	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/01/2023 BY CP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/06/2025 BY SYS