COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, RUN N 665.10 FT, W 613.
FT, E 613.16 FT TO POB. (AKA PAR

WARD MICHELLE
331 NW MISSION RIDGE CT
LAKE CITY, FL 32055

**2026**

**25-3S-16-02291-007**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 25316.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/10/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 38,841 |
| TOTAL MARKET VALUE | 38,841 |
| SOH/AGL Deduction | 9,920 |
| ASSESSED VALUE | 28,921 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 28,921 |
| TOTAL JUST VALUE | 38,841 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 38,841 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/2509 | 12/30/2024 | WD | U | I | 11 | 100 |
| GRANTOR: WARD GREGORY | | | | | | |
| GRANTEE: WARD MICHELLE | | | | | | |
| 0869/0999 | 11/10/1998 | WD | Q | V | 02 | 87,500 |
| GRANTOR: COLE | | | | | | |
| GRANTEE: GILES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 6.29 | AC | | 1.00 | 1.00 | 0.95 | 6,500.00 | 6,175.00 | 38,841 | | | | | | | |

REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.29 Total Land Value: 38,841 Market: 0 Agricultural: 0 Common: 38,841 PRINTED 10/24/2025 BY SYS