COMM NW COR OF NE1/4, RUN S 500.
RUN EAST 1322.27 FT, S 461.68 FT
FT, N 208.68 FT, WEST 834.66 FT,

FORD ADAM/FORD KHRISTIAN
123 SW GRAND KID GLN
LAKE CITY, FL 32024

2026

26-5S-15-00480-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26515.00	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

1197 SW HARTFORD WAY, 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	0
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	102,145
SOH/AGL Deduction	9,379
ASSESSED VALUE	92,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,766
TOTAL JUST VALUE	102,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,145

SALE:2:1: NEEDS TO BE CHECKED FOR IMPROVEMENTS !!

SALE:1:1: ASSIGNMENT OF AGMT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053766	Mobile Home		08/04/2025
000053510	Right-of-Way Acce		07/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1448/2154	9/15/2021	WD	U	I	30	54,000
GRANTOR: FORD DONNA M						
GRANTEE: FORD ADAM						
1410/0127	4/15/2020	WD	Q	I	01	54,000
GRANTOR: WESTRIDGE INC						
GRANTEE: ROBERT W & DONNA M						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 07/25/2016 BY DF Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/20/2025 BY SYS