COMM NE COR OF NW1/4 OF NW1/4,
RUN W 376.45 FT, S 40.10 FT TO
S R/W OF RD FOR POB, CONT S

WARD TIFFANY M
410 SW CR 242-A
LAKE CITY, FL 32025

2026

28-4S-17-08797-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

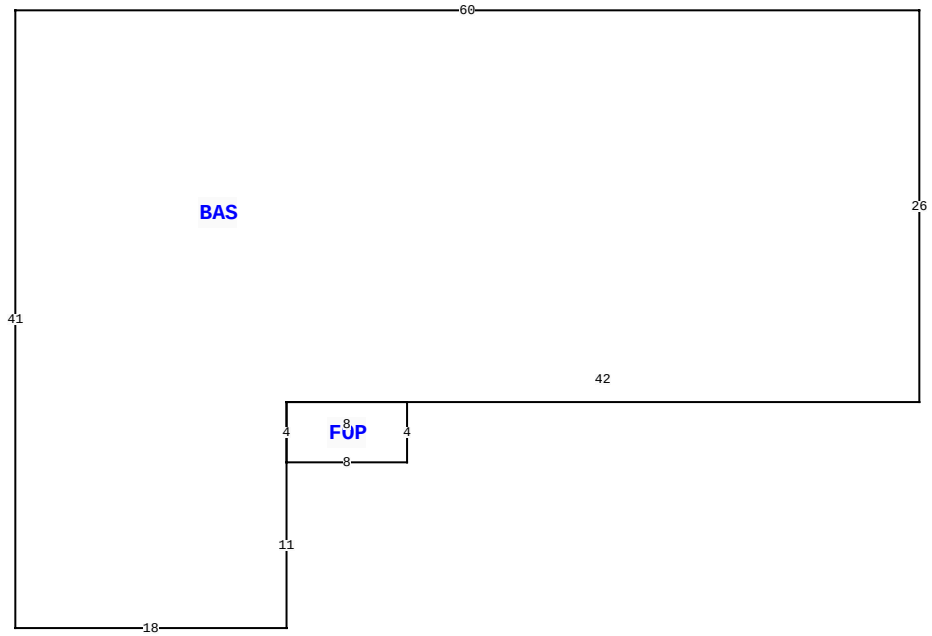
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	149,699
FOP	32	30		10	818
TOTALS	1,862			1,840	150,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	112.3650	125.85	231,564	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1830 HX Base Yr 2003



410 SW COUNTY ROAD 242A , 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: 2	Tax Dist:	
BUILDING MARKET VALUE		150,517
TOTAL MARKET OB/XF VALUE		8,850
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		187,367
SOH/AGL Deduction		73,986
ASSESSED VALUE		113,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,659
TOTAL JUST VALUE		187,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31919	MAINT/ALTR	25	04/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/0608	11/20/2002	WD	Q	I		87,200

GRANTOR: PRIDGEN

GRANTEE: TIFFANY WARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S41 E18 N11 FOP= E8N4 W8 S4$ N4 E42 N26 $.

EXTRA FEATURES

L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0030	BARN,MT	0	0	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	

LAND DESCRIPTION

TOTAL OB/XF 8,850

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 06/28/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS