BEG SE COR OF SW1/4 OF NW1/4,
RUN W ALONG SEC LINE 361 FT, N
361 FT, E 361 FT TO E LINE OF

ALFORD JAMES T II
225 NW ALFORD CT
LAKE CITY, FL 32055

2026

33-2S-16-01821-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

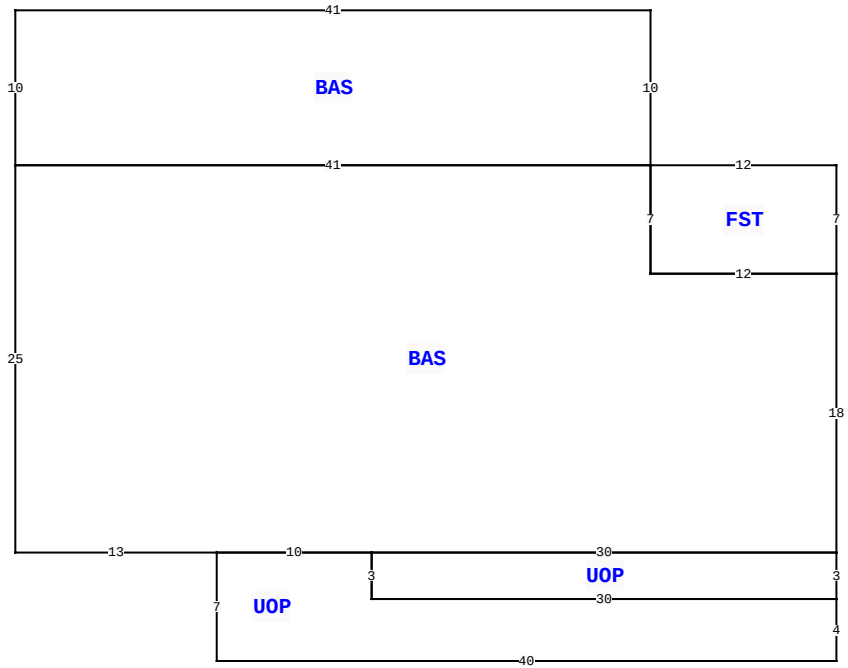
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	410	100		410	28,929
BAS	1,241	100		1,241	87,562
FST	84	55		46	3,245
UOP	90	20		18	1,270
UOP	190	20		38	2,681
TOTALS	2,015			1,753	123,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	96.9220	108.55	190,288	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1651 HX Base Yr 2019



225 NW ALFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,687
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		134,387
SOH/AGL Deduction		44,343
ASSESSED VALUE		90,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,322
TOTAL JUST VALUE		134,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1366/2536	8/17/2018	WD	U	I	11	100
GRANTOR: JAMES T & CAROL H ALF						
GRANTEE: JAMES T ALFORD II						
0523/0511	10/01/1983	WD	Q	V	01	3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E13 UOP= S7 E40 N4 W30 N3 W10$ E10 UOP= S3E30N3 W30$ E30 N18 FST= N7 W12 S7 E12$ W12 N7$ BAS= N10 W41S10 E41$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 04/11/2018 BY BC Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/03/2025 BY SYS