BEG SE COR OF SW1/4 OF NW1/4,
RUN W 105 FT, N 170.16 FT, W
256 FT, N 190.84 FT, E 361 FT

ALFORD JAMES T/ALFORD CAROL H
235 NW ALFORD CT
LAKE CITY, FL 32055

2026

33-2S-16-01821-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

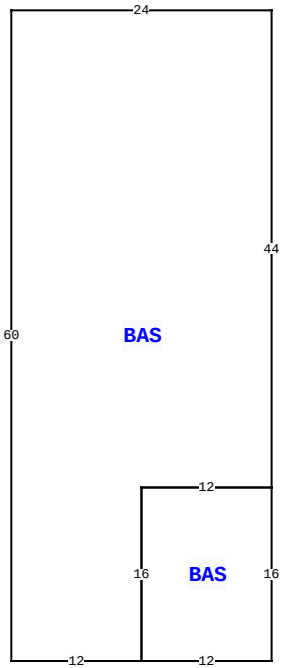
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	192	100		192	11,473
BAS	1,248	100		1,248	74,571
TOTALS	1,440			1,440	86,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	1,440	98.8000	81.02	116,669	2004	2004	0	0	0	26.25	73.75

1 SFR/MH CON 100% - 2019 Heated Area: 1440 HX Base Yr 2019



235 NW ALFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,043
TOTAL MARKET OB/XF VALUE		2,780
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		105,823
SOH/AGL Deduction		52,550
ASSESSED VALUE		53,273
TOTAL EXEMPTION VALUE	HX HB	28,273
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0551/0271	11/13/1984	WD	Q	V	01	81
GRANTOR: L B HENRY						
GRANTEE: JAMES T & CAROL H A						
0523/0511	10/26/1983	WD	Q	V	01	2,863
GRANTOR: JULIAN W CHRISTIE						
GRANTEE: L B HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S60 E12 BAS= E12 N16 W12 S16$ N16 E12 N44$.

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	0020	BARN,FR	0	100	24	40	1.00	UT	2,600.00	2,600.00	60	1994	1994	3	60	1,560	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 2,780

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	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 04/11/2018 BY KR Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 10/03/2025 BY SYS