

LOT 7 FOREST PLANTATION UNIT 1
834-2484, 945-157, WD 1068-1836,

WARD BAYNARD J/WARD JUDY J
323 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-107



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 70			
Interior Floo	15	HARDTILE 30			
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	04	04 100			
Kitchen Adjus	01	01 100			
Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA	06	
NEIGHBORHOOD/LOC		34316.060	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100		1,615	191,211
FGR	506	55		278	32,914
FOP	280	30		84	9,945
FSP	400	40		160	18,943
FST	184	55		101	11,958
TOTALS	2,985			2,238	264,972

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	146.8190	164.44	368,017	1997	1997		0	0	28.00	72.00
1 SINGLE FAM 100% - 2024 Heated Area: 1615 HX Base Yr 2024												
323 NW FOREST MEADOWS AVE, LAKE CITY												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	04/03/2025
						INC DATE					AG DATE	MLU

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
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997
2	0166	CONC, PAVMT	0 100	0	0	1,734.00	UT	1.50	1.50	100	1997	1997
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022
TOTAL OB/XF 8,301												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00												
Market: 0 Agricultural: 0 Common: 35,000												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		264,972	
TOTAL MARKET OB/XF VALUE		8,301	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		308,273	
SOH/AGL Deduction		65,205	
ASSESSED VALUE		243,068	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		192,346	
TOTAL JUST VALUE		308,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1683	8/17/2023	WD	Q	I	01	349,900
GRANTOR: BOYD EDWARD ARCHIE JR						
GRANTEE: WARD BAYNARD J						
1450/1533	10/18/2021	WD	Q	I	01	290,000
GRANTOR: NEWCOMB CHARLES A						
GRANTEE: BOYD EDWARD ARCHIE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W15 FSP= N10 W40 S10 E40\$ W40 S31 FOP= S7 E40 N7 W40\$ E40 N6 E15 FGR= S5 E23 N22 W23 S17\$ N17 FST= E23 N8 W23 S8\$ N8\$.												