

FORD SHALONDA I
3963 NW COLONIAL GLEN
LAKE CITY, FL 32055

WD 853-2510, 880-1722

2026

34-3S-16-02461-119



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08COMMON BRK 100

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 50

Interior Floor15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame01NONE 100

Stories1. 1. 100

Architectural Units05CONV 100
0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC34316.0601.00/

TOTALS3,3382,660267,425

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10294SHED WOOD/01001224288.00UT15.0015.001001998199831004,320

20166CONC, PAVMT010000144.00UT1.501.50100199819983100216

30169FENCE/WOOD010000352.00UT3.503.501001998199831001,232

40166CONC, PAVMT0100001,458.00UT1.501.501001998199831002,187

50190FPLC PF0100001.00UT1,200.001,200.001001998199831001,200

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRS100RSF-20.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE06/02/2023BYKS

Total Acres: 0.50Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000

PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,660122.9655137.72366,3351998199800027.0073.00

SINGLE FAM 100% - 2018

Heated Area: 2208

HX Base Yr 2018

FSPPTOFGRBAS

BLD DATE10/29/1998CN

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE267,425

TOTAL MARKET OB/XF VALUE9,155

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE311,580

SOH/IAGL Deduction90,795

ASSESSED VALUE220,785

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE170,063

TOTAL JUST VALUE311,580

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE315,243

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1333/26663/28/2017WDQI01240,000

GRANTOR:WAYNE N & ANDREA T WA

GRANTEE:SHALONDA I FORD (AN

0961/06878/28/2002WDQI180,000

GRANTOR:SCONYERS

GRANTEE:WAYNE N & ANDREA T

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PT0= N14 W10 S14 E10\$ W10 FSP= N14 W20 S17 E13 R7 U3 \$ D3 L7 W13 N17 W15 S45 E13 S4 FOP= S6 E29 N6 W11 N4 W6 S4 W12\$ E12 N4 E6 S4 E11 FGR= S10 E21 N22 W21 S12\$ N12 E27 N4 E4 N8 W4 N11\$.