LOT 1 BLOCK 1 ANDREWS PARK S/D
EX RD R/W, 807-1229, 844-1038, D

FORD DONNA M
985 SW HARFORD WAY
LAKE CITY, FL 32024

2026

34-3S-17-07031-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

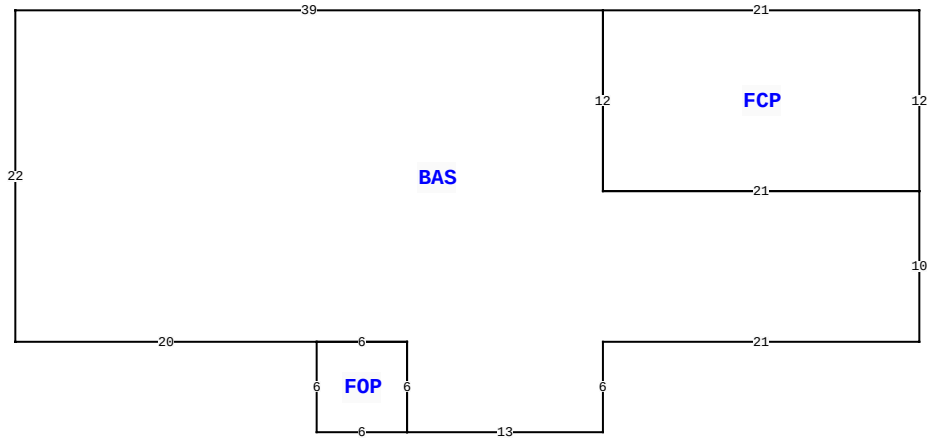
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		6 100
Frame	01	NONE 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Units		8 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,146	100		1,146	33,332
FCP	252	30		76	2,211
FOP	36	30		11	320
TOTALS	1,434			1,233	35,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,233	78.6070	58.17	71,724	1960	1960	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1146 HX Base Yr



741 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,862
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	33,915
TOTAL MARKET VALUE	69,827
SOH/AGL Deduction	0
ASSESSED VALUE	69,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,827
TOTAL JUST VALUE	69,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,827

SALE:3:1: FORECLOSURE

SALE:2:1: SELL TOOK PLACE IN 96

SALE:1:1: SALE NEEDS TO BE CHECKED /HIGH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25873	ADDN COMM	75	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1199	10/27/2015	WD	Q	I	01	44,000
GRANTOR: ULIS P TAYLOR SR						
GRANTEE: ROBERT W FORD JR &						
1246/0890	1/28/2010	WD	U	I	12	129,000
GRANTOR: JAMES W EGLI						
GRANTEE: ULIS & LUELLEN TAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S22 E20 FOP= S6 E6N6 W6$ E6 S6 E13 N6 E21 N10 FCP= N12 W21 S12 E21$ W21 N12$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	1700	C	1STORY OFF	0			0.00	0.00	35,700.00	SF		1.00	1.00	1.00	0.95	0.95	33,915							

REVIEW DATE 02/01/2017 BY DF Total Acres: 0.82 Total Land Value: 33,915 Market: 0 Agricultural: 0 Common: 33,915 PRINTED 11/21/2025 BY SYS