(ADVERSE POSSESSION CLAIMENT 202
W DIV: W1/2 OF SW1/4 OF BLOCK 10
629-578, PB 1428-399,

WADFORD BEULAH R
4893 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

00-00-00-12440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

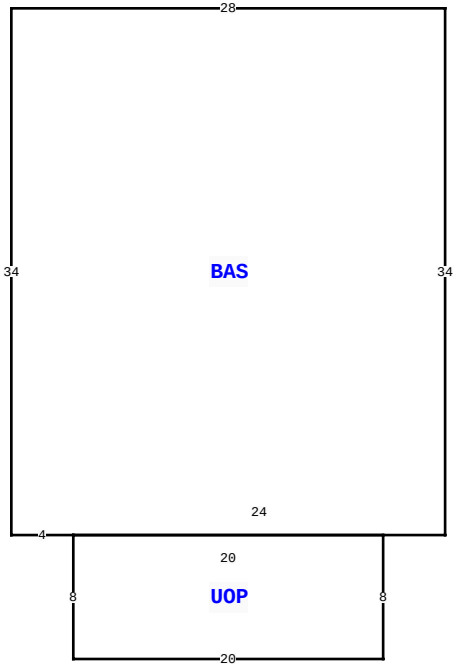
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	25,971
UOP	160	20		32	873
TOTALS	1,112			984	26,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	984	36.8160	41.97	41,298	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr



323 SW SAINT JOHNS ST, 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: 1	Tax Dist:
BUILDING MARKET VALUE	26,844
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,236
TOTAL MARKET VALUE	32,080
SOH/AGL Deduction	11,774
ASSESSED VALUE	20,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,306
TOTAL JUST VALUE	32,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0629/0578	7/30/1987	WD	Q	I		12,000

GRANTOR: HUDSON A MARGARET

GRANTEE: WADFORD BEULAH R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S34 E4 UOP= S8 E20 N8 W20$ E24 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.13 Total Land Value: 5,236 Market: 0 Agricultural: 0 Common: 5,236 PRINTED 05/08/2026 BY SYS