W DIV: LOTS 5 & 6 BLOCK 11 MCFAR
PORTION OF CLOSED ALLEY DESC IN

WARD FAMILY HOLDINGS LLC
4375 SEMINOLE ST
KINGSLEY LAKE, FL 32091-9748

2027

00-00-00-12592-000

BUILDING CHARACTERISTICS

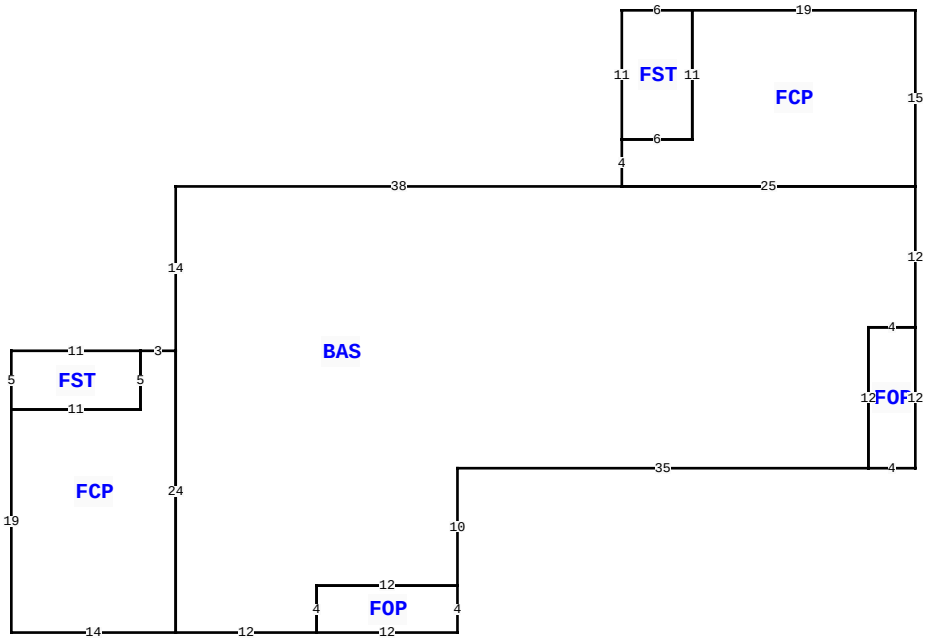
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	146,336
FCP	590	25		148	12,362
FOP	96	30		29	2,423
FST	121	55		67	5,597
TOTALS	2,559			1,996	166,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	116.8200	128.50	256,486	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1752 HX Base Yr



713 SW LAUREL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	166,716
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	14,062
TOTAL MARKET VALUE	181,178
SOH/AGL Deduction	0
ASSESSED VALUE	181,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,178
TOTAL JUST VALUE	181,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
148	MAINT/ALTR	0	03/20/2018
381	ADDN SFR	60	08/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/631	6/05/2024	WD	U	I	11	100
GRANTOR: GAULT JANE W						
GRANTEE: WARD FAMILY HOLDING						
1401/0996	10/31/2019	WD	U	I	11	100
GRANTOR: GEORGE R & JOAN WARD						
GRANTEE: WARD FAMILY HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S14 FCP= W3 FST= W11 S5 E11 N5$ S5 W11 S19 E14 N24$ S24 E12 FOP= E12 N4 W12 S4$ N4 E12 N10 E35 FOP= E4 N12 W4 S12$ N12 E4 N12 FCP= N15 W19 FST= W6 S11 E6 N11$ S11 W6 S4 E25$ W25 $.

LAND DESCRIPTION

TOTAL OB/XF 400

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		*RSF-1	100.00	125.00	12,500.00	SF		1.00	1.00	0.90	1.25	1.13	14,062							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.29 Total Land Value: 14,062 Market: 0 Agricultural: 0 Common: 14,062 PRINTED 11/17/2026 BY SYS