COMM 663.6 FT S & 10.37 FT E OF
OF NW1/4, RUN S 160 FT FOR POB,
E 272.25 FT, N 160 FT, W 272.25

FORD DAVID JON/FORD KIM MARIE
467 SW WALTER AVE
LAKE CITY, FL 32024

2027

01-5S-16-03397-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

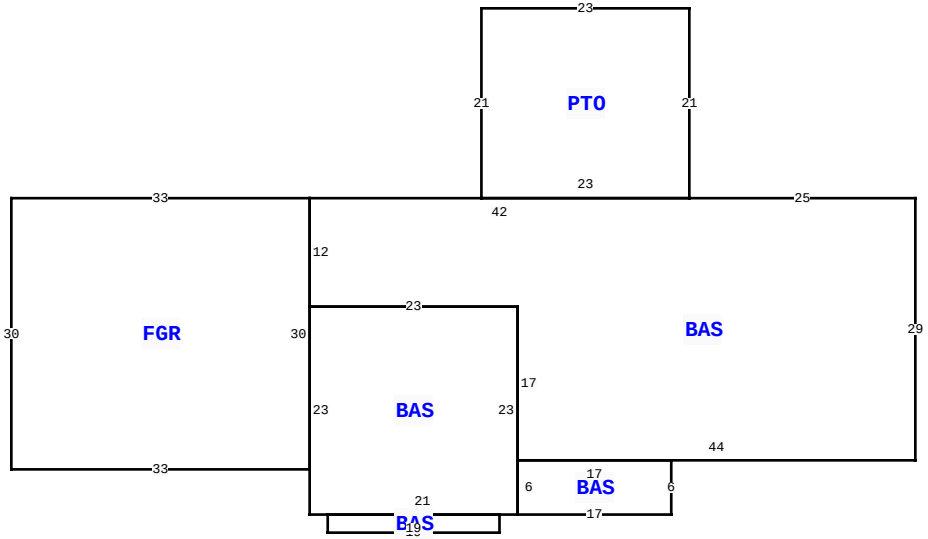
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	38	100		38	3,104
BAS	102	100		102	8,331
BAS	529	100		529	43,206
BAS	1,552	100		1,552	126,760
FGR	990	55		544	44,431
PTO	483	5		24	1,960
TOTALS	3,694			2,789	227,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,789	112.5040	123.75	345,139	1976	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2022 Heated Area: 2221 HX Base Yr 2022



467 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	12	52	624.00	UT	2.00	2.00	80	1993	1993	3	80	998	
4	0166	CONC,PAVMT	0	100	6	24	144.00	UT	2.00	2.00	80	1993	1993	3	80	230	
5	0166	CONC,PAVMT	0	100	0	0	1,580.00	UT	2.25	2.25	100	2009	2009	3	100	3,555	
6	0169	FENCE/WOOD	0	100	0	0	120.00	UT	15.50	15.50	100	2009	2009	3	100	1,860	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,792
TOTAL MARKET OB/XF VALUE		10,443
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		261,235
SOH/AGL Deduction		146,970
ASSESSED VALUE		114,265
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		12,854
TOTAL JUST VALUE		261,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35348	GARAGE	390	05/24/2017
8244	ADDN SFR	15,000	04/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2545	11/01/2021	WD	Q	I	01	340,000
GRANTOR: NICKELSON DALE R						
GRANTEE: FORD DAVID JON						
0751/0500	9/27/1991	WD	Q	I		68,900
GRANTOR: RANDY JOHNSON						
GRANTEE: DALE NICKELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N21 W23 S21 E23$ W42 FGR= W33 S30 E33 N30$ S12 BAS= S23 E2 BAS= S2 E19 N2 W19$ E21 N23 W23$ E23 S17 BAS= S6 E17N6 W17$ E44 N29$.

LAND DESCRIPTION

TOTAL OB/XF 10,443

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 10/01/2026 BY SYS