

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

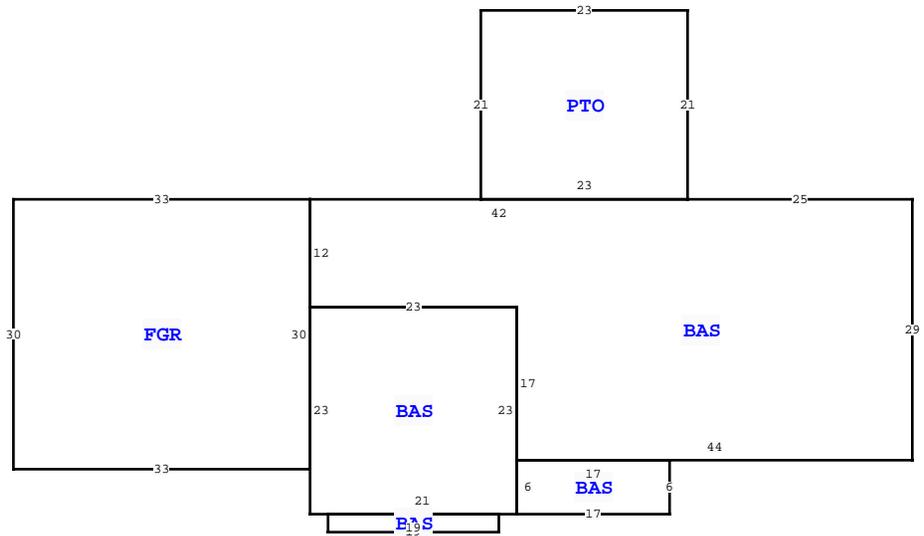
2026

01-5S-16-03397-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	38	100	
BAS	102	100	
BAS	529	100	
BAS	1,552	100	
FGR	990	55	
PTO	483	5	
TOTALS	3,694		

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	128.25	357,689	1976	1991	0	0	34.00	66.00
1 SINGLE FAM 100% - 2022 Heated Area: 2221 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			236,075
TOTAL MARKET OB/XF VALUE			10,443
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			269,518
SOH/AGL Deduction			158,581
ASSESSED VALUE			110,937
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE			9,526
TOTAL JUST VALUE			269,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,890

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
3	0166	CONC, PAVMT	0	100	12	624.00	UT	2.00	2.00	80	1993
4	0166	CONC, PAVMT	0	100	6	144.00	UT	2.00	2.00	80	1993
5	0166	CONC, PAVMT	0	100	0	1,580.00	UT	2.25	2.25	100	2009
6	0169	FENCE/WOOD	0	100	0	120.00	UT	15.50	15.50	100	2009
7	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019
8	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019

TOTAL OB/XF												10,443												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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\$.											

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