SW1/4 OF SE1/4 & COMM NW COR OF
OF SE1/4, S 854.53 FT TO POB CON
466.49 FT, E 922.16 FT TO W R/W

OGDEN MARJORIE/OGDEN LESLEY
548 NW JOHN POND CT
LAKE CITY, FL 32055

2026

06-3S-16-02019-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

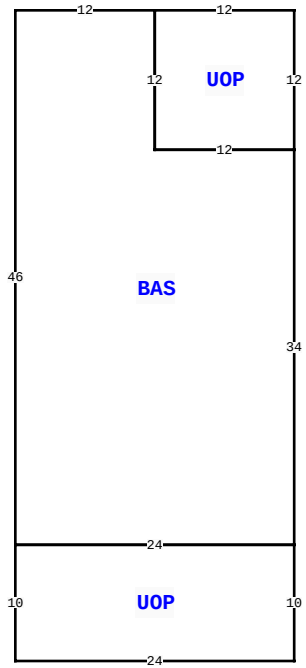
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	27,743
UOP	144	20		29	838
UOP	240	20		48	1,387
TOTALS	1,344			1,037	29,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	39.0000	44.46	46,105	1927	1927	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 960 HX Base Yr



291 NW ORANGE POND GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	07/13/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,968
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,725
TOTAL MARKET VALUE	52,142
SOH/AGL Deduction	1,082
ASSESSED VALUE	51,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,060
TOTAL JUST VALUE	250,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/2353	4/04/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (OGDEN						
GRANTEE: OGDEN MARJORIE						
1127/1344	4/18/2007	WD	Q	I	01	100
GRANTOR: LESLIE J PRICE OGDEN						
GRANTEE: RUFUS C OGDEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S46 UOP= S10 E24 N10 W24$ E24 N34 UOP= N12 W12 S12 E12$ W12 N12$.

EXTRA FEATURES

L N	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

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	47.05	AC		1.00	1.00	1.00	280.00	280.00	13,174							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.05	AC		1.00	1.00	1.00	4,500.00	4,500.00	211,725							

REVIEW DATE 01/12/2023 BY KS Total Acres: 49.05 Total Land Value: 22,174 Market: 211,725 Agricultural: 13,174 Common: 9,000 PRINTED 05/08/2026 BY SYS