LOTS 11 & 12 BLOCK 2 WILSON SPRI
1-A. LOT 11 DESC AS: COMM AT NW
S 1218.72 FT TO PT ON N LINE OF

WARD WILLIE/WARD EMORY JOAN
1904 BLOSSOM LN
MAITLAND, FL 32751

2027

06-7S-16-04149-211

BUILDING CHARACTERISTICS

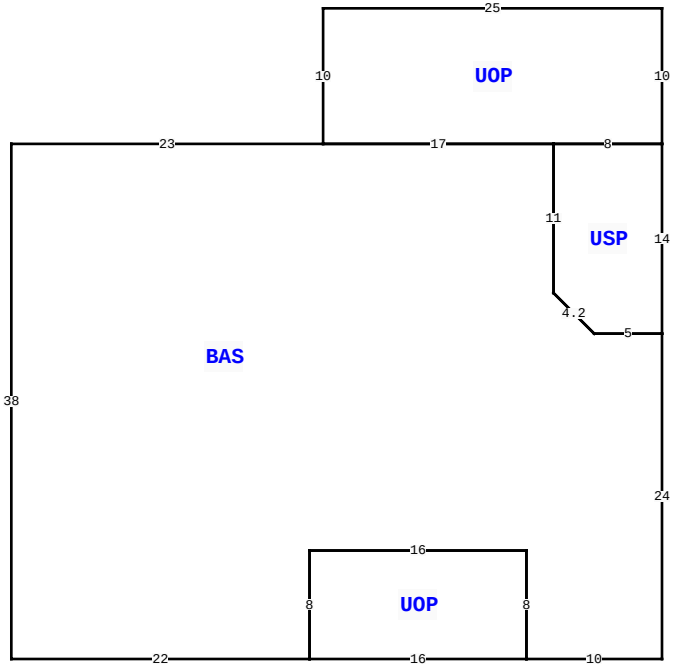
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100		1,589	134,515
UOP	128	20		26	2,201
UOP	250	20		50	4,233
USP	108	35		38	3,217
TOTALS	2,075			1,703	144,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	99.9495	109.94	187,228	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 1589 HX Base Yr



430 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,166
TOTAL MARKET OB/XF VALUE	3,456
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	187,622
SOH/AGL Deduction	0
ASSESSED VALUE	187,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,622
TOTAL JUST VALUE	187,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,244

LAND:3:1: ADJ 4 WATER FRONT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19534	SFR	270	05/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/2129	7/05/2001	WD	Q	V		31,200

GRANTOR:WILSON SPRINGS INC

GRANTEE:WILLIE & JOAN WARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S38 E22 UOP= E16 N8 W16 S8$ N8 E16 S8 E10 N24 USP= N14 W8 S11 D3 R3 E5$ W5 L3 U3 N11 UOP= E8 N10 W25 S10 E17$ W17$.

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	0040	BARN,POLE	0	0	36	60	2,160.00	UT	1.60	1.60	100	2008	2008	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	2.00	20,000.00	40,000.00	40,000							

REVIEW DATE 06/25/2015 BY TW Total Acres: 1.25 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS