

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

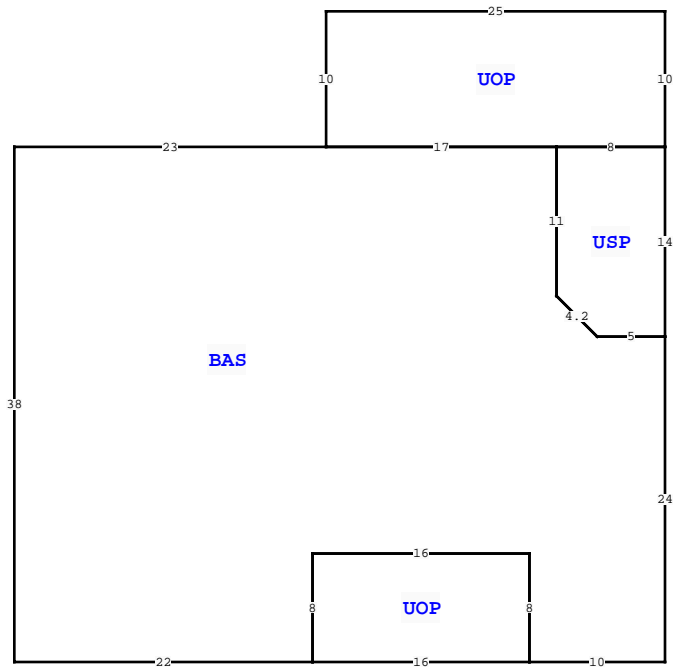
WARD WILLIE/WARD EMORY JOAN
1904 BLOSSOM LN
MAITLAND, FL 32751

2026

06-7S-16-04149-211

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,589	100	
UOP	128	20	
UOP	250	20	
USP	108	35	
TOTALS	2,075		
			1,703
			146,788

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	111.94	190,634	2002	2002	0	0	23.00	77.00		
1 SINGLE FAM 0% - 0													
Heated Area: 1589 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				146,788		
TOTAL MARKET OB/XF VALUE				3,456		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				190,244		
SOH/AGL Deduction				0		
ASSESSED VALUE				190,244		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				190,244		
TOTAL JUST VALUE				190,244		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				180,151		
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	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														BLD DATE		LGL DATE		
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 DATE	AG DATE
1	0040	BARN, POLE	0	0	36	60			1.60	100	2008	2008	3	100	3,456		05/08/2026	MLU

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSPV
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							