W1/2 OF SE1/4 OF NW1/4.

WD 571-513, LE 583-412, CT 705-5

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

2026

07-3S-16-02029-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

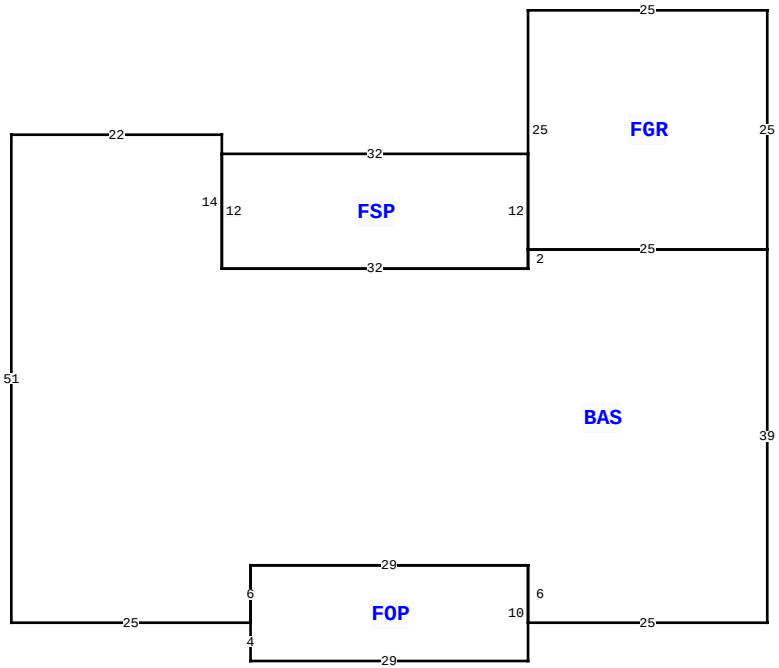
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,107	100		3,107	208,753
FGR	625	55		344	23,113
FOP	290	30		87	5,845
FSP	384	40		154	10,347
TOTALS	4,406			3,692	248,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,692	107.1600	122.16	451,015	1973	1973	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2007 Heated Area: 3107 HX Base Yr 2007



548 NW JOHNS POND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,058
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		266,278
SOH/AGL Deduction		123,679
ASSESSED VALUE		142,599
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		86,188
TOTAL JUST VALUE		346,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,113

XFOB:3:1: CIRCULAR PORCH ATTACHED-CAN'T TRAVERSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/2357	4/04/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (OGDEN						
GRANTEE: OGDEN MARJORIE (LIF						
1406/0817	2/12/2020	PR	U	I	11	100
GRANTOR: RUFUS C OGDEN JR AS P						
GRANTEE: RUFUS C OGDEN JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= N25 W25 S25 E25$ BAS= W25 S2 W32 FSP= E32 N12 W32 S12$ N14W22 S51 E25 FOP= S4 E29 N10 W29S6$ N6 E29 S6 E25 N39$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	85,500							

REVIEW DATE 01/25/2023 BY KS Total Acres: 20.00 Total Land Value: 9,820 Market: 85,500 Agricultural: 5,320 Common: 4,500 PRINTED 05/08/2026 BY SYS