LOT 3 MAY-FAIR S/D UNIT 3.

WD 1096-653, WD 1248-758, WD 141

WARD WILLIAM C/WARD JOANNA E
143 SW VANN CT
LAKE CITY, FL 32024

2027

11-4S-16-02911-303

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

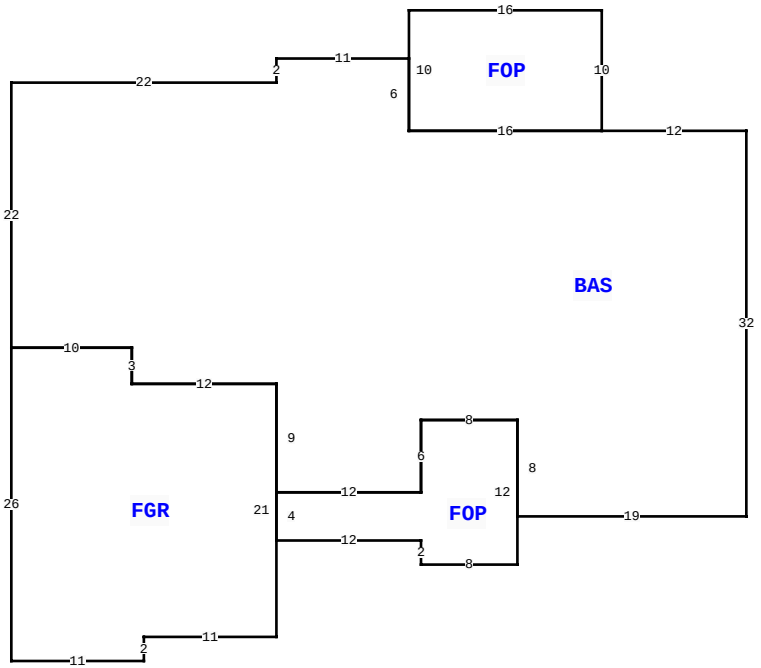
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100		1,746	206,472
FGR	514	55		283	33,466
FOP	144	30		43	5,085
FOP	160	30		48	5,676
TOTALS	2,564			2,120	250,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	120.7899	132.87	281,684	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2022 Heated Area: 1746 HX Base Yr 2022



143 SW VANN CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,842.00	UT	2.00	2.00	100	2014	2014	3	100	3,684	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,699
TOTAL MARKET OB/XF VALUE		6,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		291,783
SOH/AGL Deduction		20,223
ASSESSED VALUE		271,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,149
TOTAL JUST VALUE		291,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32014	SFR	745	06/04/2014
26516	SFR	518	12/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2374	8/20/2020	WD	Q	I	01	220,000
GRANTOR: WARREN GARY & DEBIRMA						
GRANTEE: WILLIAM C & JOANNA						
1248/0758	1/18/2013	WD	Q	V	01	16,000
GRANTOR: LSJ PROPERTIES INC						
GRANTEE: WARREN GARY & DEBIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N10 W16 S10 E16$ W16 N6 W11 S2 W22 S22 FGR= S26 E11 N2 E11 N21 W12 N3 W10$ E10 S3 E12 S9 FOP= S4 E12 S2 E8 N12 W8 S6 W12$ E12 N6 E8 S8 E19 N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,084

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS