

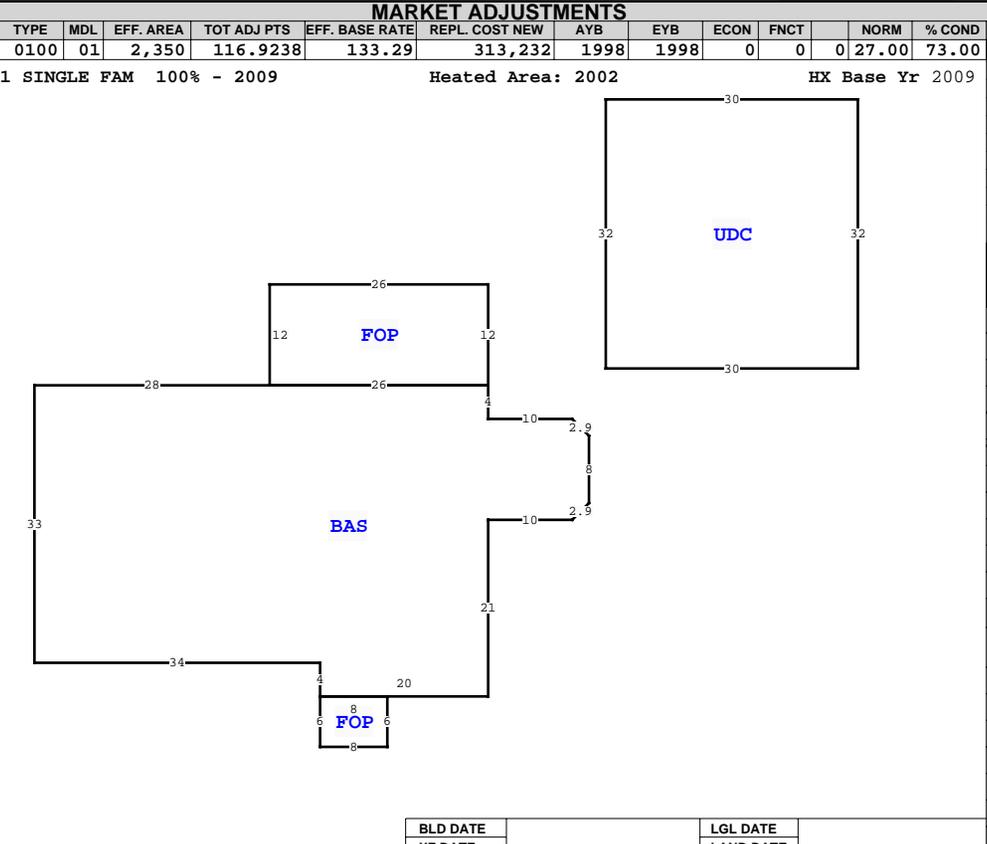
COMM NE COR OF NW1/4 OF NW1/4, R  
E 10 FT, S 217.52 FT, E 208.24 F  
FOR POB, CONT S 221.53 FT, W 208

THOMPSON LAKEITA ANGEL  
109 SE RICHARDS GLN  
LAKE CITY, FL 32025

**2026**

15-4S-17-08359-020  


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	19	COMMON BRK 100	0100	01	2,350	116.9238	133.29	313,232	1998	1998	0	0	27.00	73.00
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2009 Heated Area: 2002 HX Base Yr 2009											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 80												
Interior Floor	15	HARDTILE 20												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms		3 100												
Bathrooms		2 100												
Frame	01	NONE 100												
Stories	1.	1. 100												
Architectural	05	CONV 100												
Units		0 100												
Condition Adj	03	03 100												
Kitchen Adjus	01	01 100												
Quality	06	06												
DOR CODE	0100	SINGLE FAMILY												
MAP NUM		MKT AREA	06											
NEIGHBORHOOD/LOC	15417.00	1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	2,002	100		2,002	194,798									
FOP	48	30		14	1,362									
FOP	312	30		94	9,146									
UDC	960	25		240	23,353									
TOTALS	3,322			2,350	228,659									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			228,659
TOTAL MARKET OB/XF VALUE			2,424
TOTAL LAND VALUE - MARKET			15,580
TOTAL MARKET VALUE			246,663
SOH/AGL Deduction			73,853
ASSESSED VALUE			172,810
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			121,399
TOTAL JUST VALUE			246,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13104	SFR	320	09/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1810	4/03/2020	WD	U	I	11	100
GRANTOR: STEVEN M WARD						
GRANTEE: LAKEITA ANGEL WARD						
1148/2050	4/22/2008	WD	Q	I		240,000
GRANTOR: JEFF & JUDIE HAMPTON						
GRANTEE: STEVEN & LAKEITA WA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	816.00	UT	1.50	1.50	100	0	0	3	100	1,224	

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 T	DPH 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	1.64	AC		1.00	1.00	1.00	9,500.00	9,500.00	15,580							