

LOT 3 COUNTRY CREEK.  
853-1611, 970-549, CT 1312-583,

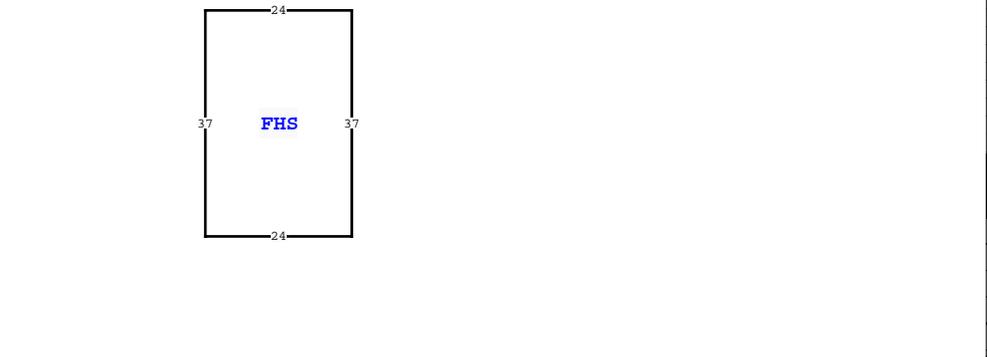
WARD WANDA/WARD JAMES  
1991 SE COUNTY ROAD 252  
LAKE CITY, FL 32025

**2026**

15-4S-17-08359-043  

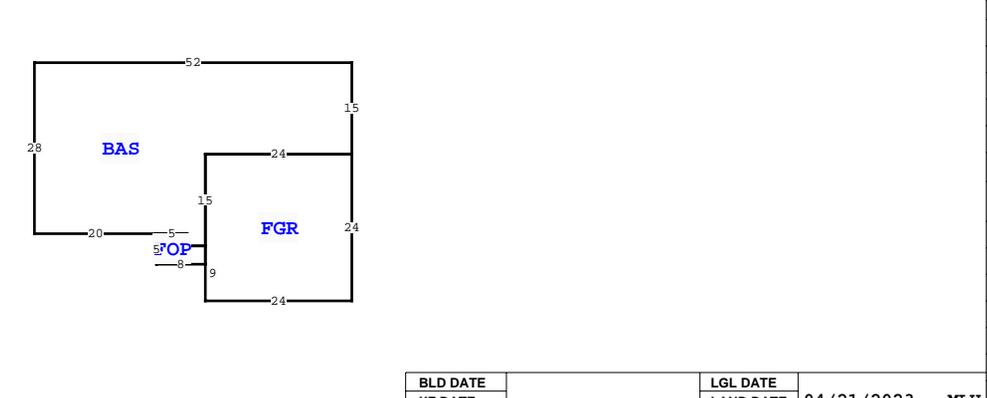

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,010	133.8876	152.63	306,786	1980	2005	0	0	24.00	76.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,157	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		255,957	
SOH/AGL Deduction		0	
ASSESSED VALUE		255,957	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		204,546	
TOTAL JUST VALUE		255,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,481	

DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC			
15417.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,150	100	
FGR	576	55	
FHS	888	60	
FOP	34	30	
TOTALS	2,648		



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/33	12/15/2023	WD	Q	I	01	290,000
GRANTOR: HINTON GARRET						
GRANTEE: WARD WANDA						
1463/2200	4/01/2022	QC	U	I	11	67,900
GRANTOR: HINTON GARRET S						
GRANTEE: HINTON GARRET						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2004
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2004
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013

TOTAL OB/XF											
4,300											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/21/2023	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S28 E20 FOP= S5 E8N3 W3 N2 W5\$ E5 S2 E3 FGR= S9 E24 N24 W24 S15\$ N15 E24 N15\$ PTR=N30 FHS= N37 W24 S37 E24\$ S30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00