LOT 3 COUNTRY CREEK.

853-1611, 970-549, CT 1312-583,

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

2027

15-4S-17-08359-043

BUILDING CHARACTERISTICS

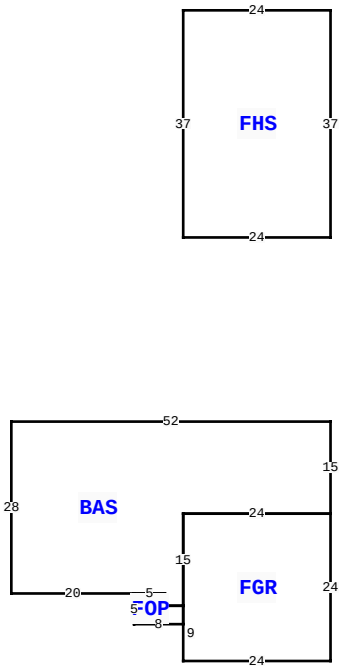
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100		1,150	128,723
FGR	576	55		317	35,483
FHS	888	60		533	59,660
FOP	34	30		10	1,119
TOTALS	2,648			2,010	224,985

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	147.28	296,033	1980	2005	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2024 Heated Area: 2038 HX Base Yr 2024



1991 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,985
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		247,785
SOH/AGL Deduction		0
ASSESSED VALUE		247,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,374
TOTAL JUST VALUE		247,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,864

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						

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

TOTAL OB/XF 4,300

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/28/2023 BY TP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS