NE1/4 OF SE1/4 OF NE1/4 & E 30 F
SE1/4 OF NE1/4 & COMM SW COR OF
RUN N 30 FT TO N R/W CATES RD, C

WARD RONALD M/WARD TEMPEST J
341 SW PRICKLY PEAR CT
LAKE CITY, FL 32024

2027

15-5S-16-03627-001

BUILDING CHARACTERISTICS

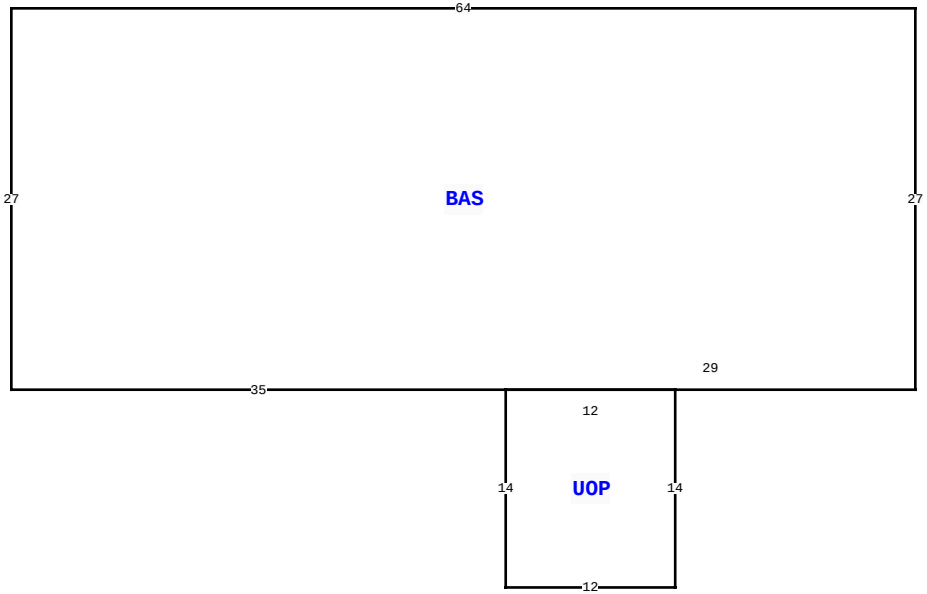
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	53,782
UOP	168	25		42	1,307
TOTALS	1,896			1,770	55,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,770	129.6900	77.81	137,724	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1728 HX Base Yr 1997



234 SW PRICKLY PEAR CT, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,090
TOTAL MARKET OB/XF VALUE		28,174
TOTAL LAND VALUE - MARKET		166,260
TOTAL MARKET VALUE		249,524
SOH/AGL Deduction		116,255
ASSESSED VALUE		133,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,858
TOTAL JUST VALUE		249,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23211	M H	322	05/27/2005
11227	M H	125	05/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/2073	9/19/2012	WD	U	I	16	100
GRANTOR: KIMBERLY FERNANDEZ						
GRANTEE: RONALD & TEMPEST WA						
1048/0953	6/08/2005	WD	Q	V	06	100
GRANTOR: WARD						
GRANTEE: CORDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E35 UOP= S14 E12 N14 W12$ E29 N27$.

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	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,400	
3	0166	CONC,PAVMT	0	100	11	35	385.00	UT	1.50	1.50	100	1997	1997	3	100	578	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	60	1996	1996	3	60	288	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	60	1996	1996	3	60	288	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2006	2006	3	100	720	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 27,074

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	0200	C	MBL HM	100		A-1	0.00	0.00	17.81	AC		1.00	1.00	1.00	8,500.00	8,500.00	151,385							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
3	0000	C	VAC RES	100			0.00	0.00	0.50	AC		1.00	1.00	1.50	8,500.00	12,750.00	6,375							

REVIEW DATE 02/18/2026 BY KS Total Acres: 19.31 Total Land Value: 166,260 Market: 0 Agricultural: 0 Common: 166,260 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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11	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
12	0296	SHED METAL	0	100	18	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

TOTAL OB/XF 1,100

LAND DESCRIPTION

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

REVIEW DATE 02/18/2026 BY KS Total Acres: 19.31 Total Land Value: 166,260 Market: 0 Agricultural: 0 Common: 166,260 PRINTED 11/17/2026 BY SYS