COMM NE COR OF SW1/4 OF NW1/4 FO
334.82 FT, W 652.28 FT, N 332.99
652.30 FT TO POB, EX RD R/W.

TICE MICHAEL H/TICE SANDRA J
412 SW WARD LANE
LAKE CITY, FL 32025

2027

19-4S-17-08541-002

BUILDING CHARACTERISTICS

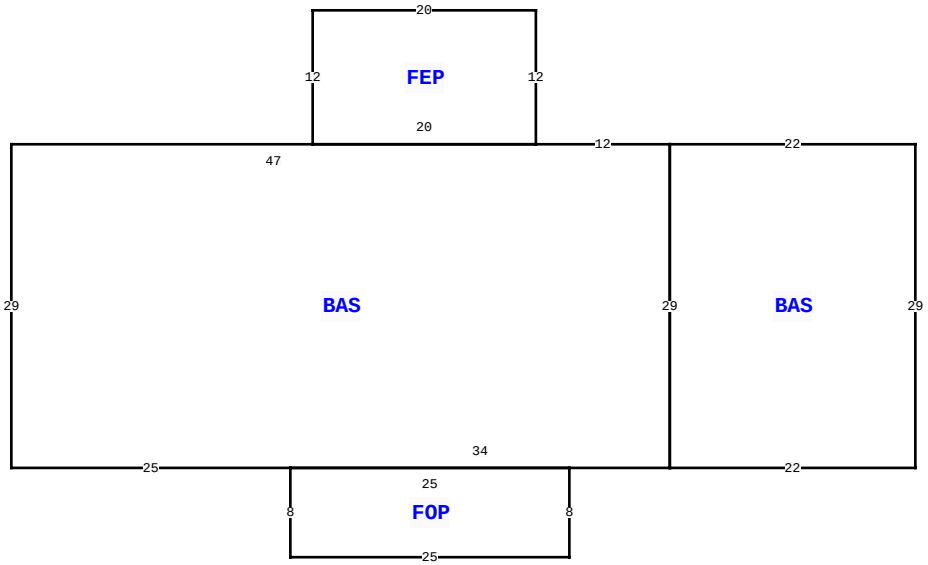
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100		638	48,827
BAS	1,711	100		1,711	130,944
FEP	240	80		192	14,694
FOP	200	30		60	4,592
TOTALS	2,789			2,601	199,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	107.0400	117.74	306,242	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2349 HX Base Yr



412 SW WARD LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,057
TOTAL MARKET OB/XF VALUE		19,336
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		228,373
SOH/AGL Deduction		88,805
ASSESSED VALUE		139,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,157
TOTAL JUST VALUE		260,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056645	Electrical Servic		09/24/2026
8366	POOL	6,000	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0580/0478	12/01/1985	WD	Q	I		65,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N12 W20 S12 E20$ W47 S29 E25 FOP= S8 E25 N8 W25$ E34 BAS= E22 N29 W22 S29$ N29$.

LAND DESCRIPTION

TOTAL OB/XF 19,336

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 5.00 Total Land Value: 9,980 Market: 34,000 Agricultural: 1,480 Common: 8,500 PRINTED 11/17/2026 BY SYS