

LOT 16 LAKEWOOD ACRES S/D.
382-365, 798-2273, 824-781,
WD 1021-773, DC 1105-712,

WARD SHANE M/WARD STEPHANIE
211 NW BERT AVE
LAKE CITY, FL 32055-5147

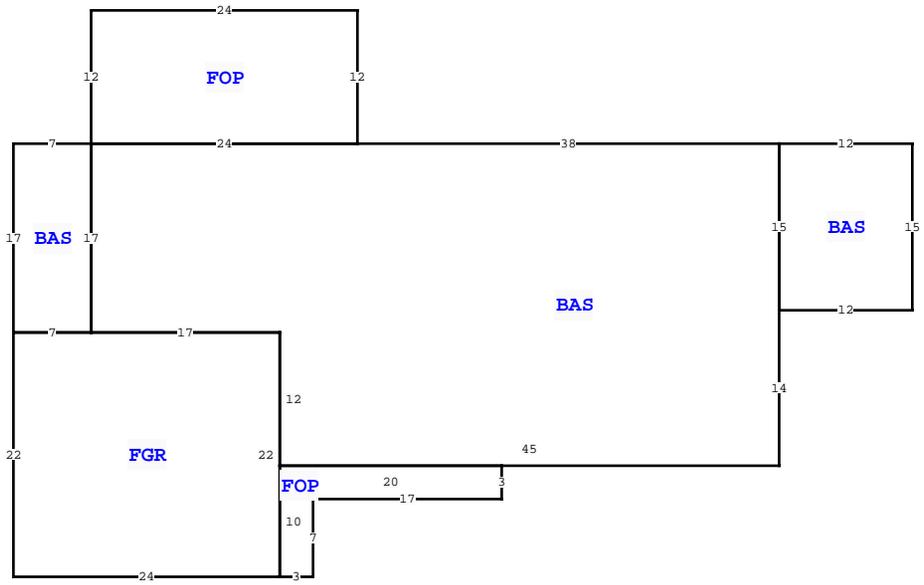
2026

21-3S-16-02216-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	119	100	
BAS	180	100	
BAS	1,594	100	
FGR	528	55	
FOP	81	30	
FOP	288	30	
TOTALS	2,790		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,293	127.2150	145.03	332,554	1978	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1893 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			216,160
TOTAL MARKET OB/XF VALUE			12,568
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			288,728
SOH/AGL Deduction			0
ASSESSED VALUE			288,728
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,728
TOTAL JUST VALUE			288,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,928

SALE:2:1: LOT 16 LAKEWOOD ACRES
 SALE:1:1: WIFE TO HUSB. PROPERTY SETTLEMENT?

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048642	Roof Replacement	18,330	11/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1048	9/11/2020	WD Q	Q	I	01	240,000

GRANTOR: FROSTALYN GAIL BAAD
 GRANTEE: SHANE M & STEPHANIE
 1116/2014 4/16/2007 WD Q I 225,000
 GRANTOR: RONALD & KENNETH BOST
 GRANTEE: FROSTALYN G BAAD

EXTRA FEATURES		211 NW BERT AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0
2	0327	STABLES-SM	0
3	0169	FENCE/WOOD	0

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	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0327	STABLES-SM	0	0	0	1,296.00	UT	8.00	8.00	100	0	0	3	100	10,368	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/22/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W38 FOP= N12 W24 S12 E24\$ W24 BAS= W7 S17 E7 N17\$S17			
FGR= W7 S22 E24 N22 W17\$ E17 S12 FOP= S10 E3 N7 E17 N3 W20\$			
E45 N14 BAS= E12 N15 W12 S15\$ N15\$.			

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							