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

2027

21-3S-16-02216-007

BUILDING CHARACTERISTICS

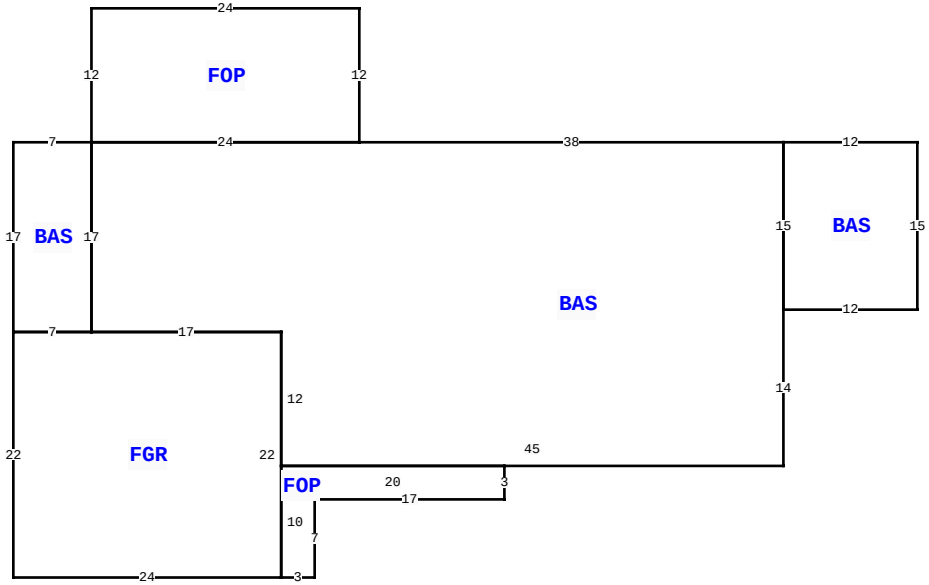
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	21316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	119	100		119	10,824
BAS	180	100		180	16,373
BAS	1,594	100		1,594	144,992
FGR	528	55		290	26,379
FOP	81	30		24	2,183
FOP	288	30		86	7,823
TOTALS	2,790			2,293	208,573

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	139.94	320,882	1978	1985	0	0	0	35.00	65.00

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



211 NW BERT AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,573
TOTAL MARKET OB/XF VALUE	12,568
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	281,141
SOH/AGL Deduction	0
ASSESSED VALUE	281,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,141
TOTAL JUST VALUE	281,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,928

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	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						

BUILDING NOTES

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$.

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	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	0	1,296.00	UT	8.00	8.00	100	0	0	3	100	10,368	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,568

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

REVIEW DATE 02/06/2024 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS