

SW1/4 OF SW1/4 LYING S OF
GRADED RD EX E 253 FT & EX
COMM SE COR OF SW1/4 OF SW1/4,

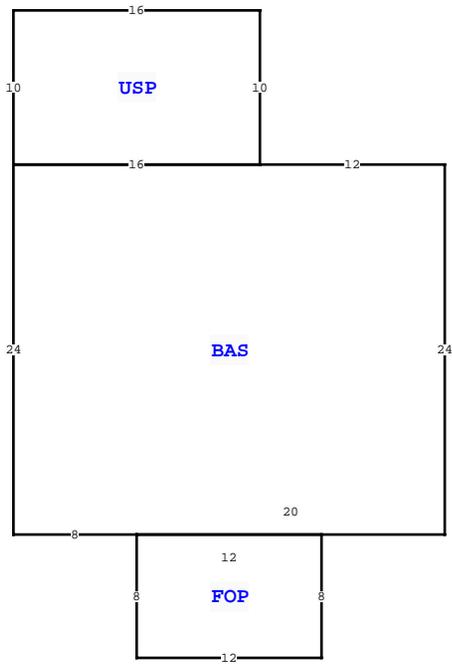
WARD ROBERT
676 SW CATHERINE LN
LAKE CITY, FL 32025

2026

22-5S-17-09329-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
FOP	96	30	
USP	160	35	
TOTALS	928		757
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		672	58,059
		29	2,506
		56	4,839

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	-	2026	Heated Area: 672					HX Base Yr	2026



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,403
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			21,562
TOTAL MARKET VALUE			87,465
SOH/AGL Deduction			0
ASSESSED VALUE			87,465
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,054
TOTAL JUST VALUE			87,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052478	Electrical Servic	0	03/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0735	10/30/2020	WD	Q	I	01	68,000
GRANTOR: JEFFERY L RUFFO						
GRANTEE: ROBERT WARD						
1408/1096	3/13/2020	WD	Q	I	01	22,000
GRANTOR: HAROLD T HUGGHINS AS						
GRANTEE: JEFFERY L RUFFO						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
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	0020	BARN, FR	0	100	10	24	1.00	UT	0.00	100	0	0	3	100	500							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 USP= N10 W16 S10 E16\$ W16 S24 E8 FOP= S8 E12 N8 W12\$ E20 N24\$.

LAND DESCRIPTION															TOTAL OB/XF										500
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	100		A-1	0.00	0.00	3.45	AC		1.00	1.00	0.50	12,500.00	6,250.00	21,562								