COMM NE COR OF NW1/4, RUN S ALON
FT FOR POB, CONT S 1332.17 FT, W
688.36 FT, E 534.17 FT, N 644.25

WALFORD DANIEL L/HUSSAR GAIL M
340 SW HARTFORD WAY
LAKE CITY, FL 32024-9814

2027

23-5S-15-00464-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02

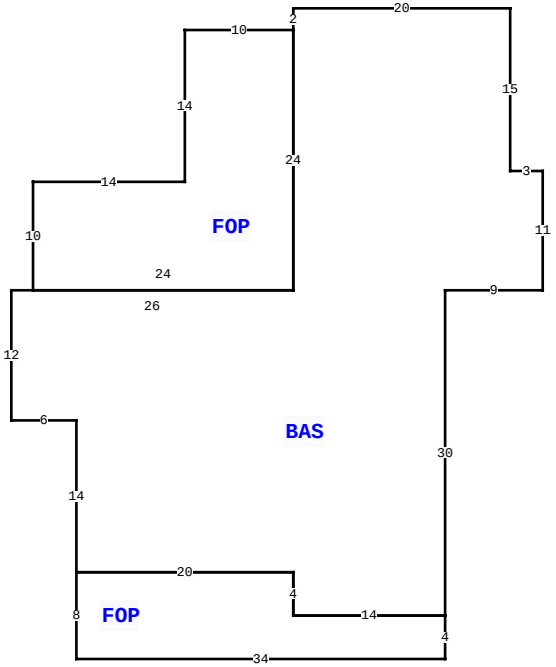
NEIGHBORHOOD/LOC 23515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100		1,565	163,749
FOP	216	30		65	6,801
FOP	380	30		114	11,928
TOTALS	2,161			1,744	182,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	118.9000	130.79	228,098	2005	2005	0	0	0	20.00	80.00

2 SINGLE FAM 100% - 1998 Heated Area: 1565 HX Base Yr 1998



340 SW HARTFORD WAY, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 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	0020	BARN,FR	0	100	20	20	400.00	UT	10.00	10.00	100	2005	2005	3	100	4,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,478
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		199,898
SOH/AGL Deduction		63,625
ASSESSED VALUE		136,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,862
TOTAL JUST VALUE		344,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,698

SALE:1:1: 22.50 AC

BLDG:1:1: PARK MH (RP'D-GAIL HUSSAR)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17014	SFR	260	05/26/2000
13523	M H	125	01/14/1998
13250	PUMP/UTPOL	30	10/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0771	4/17/1997	WD	Q	V		39,400

GRANTOR: HOFFMAN

GRANTEE: WALFORD & HUSSAR AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S2 FOP= W10 S14 W14 S10 E24 N24$ S24 W26 S12 E6 S14
FOP= S8 E34 N4 W14 N4 W20$ E20 S4 E14 N30 E9 N11 W3 N15$.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	21.50	AC		1.00	1.00	1.00	280.00	280.00	6,020							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	21.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	150,500							

REVIEW DATE 03/06/2026 BY JB Total Acres: 22.50 Total Land Value: 13,020 Market: 150,500 Agricultural: 6,020 Common: 7,000 PRINTED 11/17/2026 BY SYS