COMM AT THE SW COR OF SE1/4 RUN
TO POB. CONT N 260.00 FT, E 1005
663.70 FT TO S LINE OF SEC, THEN

FORD DONNA
985 SW HARTFORD WAY
LAKE CITY, FL 32024

2027

23-5S-15-00468-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

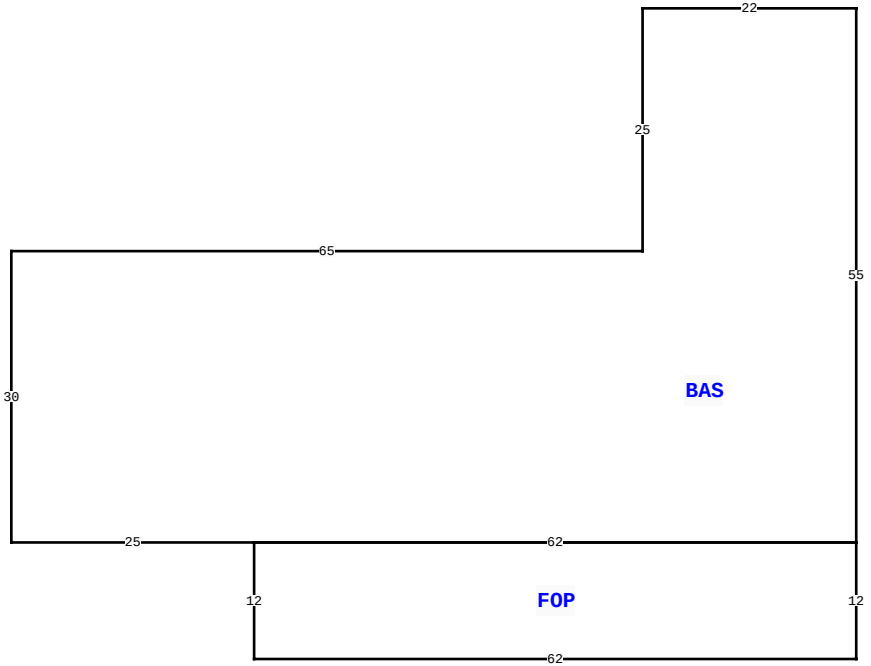
NEIGHBORHOOD/LOC 23515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,160	100		3,160	272,289
FOP	744	30		223	19,215
TOTALS	3,904			3,383	291,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,383	104.4480	114.89	388,673	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 0 Heated Area: 3160 HX Base Yr



985 SW HARTFORD WAY, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/06/2026 MLU

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	0255	MBL HOME S	0	100	12	44	528.00	UT	1.00	1.00	30	1986	1986	3	30	158	
2	0294	SHED WOOD/	0	100	16	16	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0040	BARN,POLE	0	0	40	96	3,840.00	UT	3.00	3.00	60	2006	2006	3	60	6,912	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	291,505
TOTAL MARKET OB/XF VALUE	11,370
TOTAL LAND VALUE - MARKET	110,880
TOTAL MARKET VALUE	370,017
SOH/AGL Deduction	129,973
ASSESSED VALUE	240,044
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	183,633
TOTAL JUST VALUE	413,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,057

BLDG:1:1: GUERDON MH

PRMT:1:1: UTILITY POLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7870	PUMP/UTPOL	30	12/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0203	4/20/2016	WD	U	V	11	100
GRANTOR: GARY F MOSELEY & MARY						
GRANTEE: ROBERT W FORD & DON						
0492/0292	6/1/1982	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S25 W65 S30 E25 FOP= S12 E62 N12 W62$ E62 N55$.

LAND DESCRIPTION

TOTAL OB/XF 11,370

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	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							
2	6200	A	PASTURE 3	100					4.08	AC		1.00	1.00	1.00	280.00	280.00	1,142							
3	9910	M	MKT.VAL.AG	100					4.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,880							

REVIEW DATE 03/06/2026 BY JB Total Acres: 10.08 Total Land Value: 67,142 Market: 44,880 Agricultural: 1,142 Common: 66,000 PRINTED 11/17/2026 BY SYS