COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, RUN N 665.10 FT, W 613.
FT, E 613.16 FT TO POB. (AKA PAR

WARD MICHELLE
331 NW MISSION RIDGE CT
LAKE CITY, FL 32055

2026

25-3S-16-02291-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,841
TOTAL MARKET VALUE	38,841
SOH/AGL Deduction	9,920
ASSESSED VALUE	28,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,921
TOTAL JUST VALUE	38,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2509	12/30/2024	WD	U	I	11	100
GRANTOR: WARD GREGORY						
GRANTEE: WARD MICHELLE						
0869/0999	11/10/1998	WD	Q	V	02	87,500
GRANTOR: COLE						
GRANTEE: GILES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	6.29	AC		1.00	1.00	0.95	6,500.00	6,175.00	38,841							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.29 Total Land Value: 38,841 Market: 0 Agricultural: 0 Common: 38,841 PRINTED 05/12/2026 BY SYS