BEG NW COR OF NE1/4, RUN E APPRO
S 261.59 FT W 518.18 FT, N 268.9

FORD ROBERT W/FORD MEKAYLA M
171 SW GRAND KIDS GLN
LAKE CITY, FL 32024

2027

26-5S-15-00480-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26515.00	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

1117 SW HARTFORD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	39,500
TOTAL MARKET VALUE	47,100
SOH/AGL Deduction	948
ASSESSED VALUE	46,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,152
TOTAL JUST VALUE	47,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,100

LAND:2:1: JOINS 00480-003 & 23-5S-15-00468-001 & 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9581	M H	125	04/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/831	6/10/2026	QC	U	I	11	100
GRANTOR: SCHULL PHYLLIS T						
GRANTEE: FORD ROBERT W						
1233/2357	4/26/2012	PB	U	V	18	0
GRANTOR: WILLIAM R THOMAS ESTA						
GRANTEE: PHYLLIS T SCHULL						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	1.58	AC		1.00	1.00	1.00	12,500.00	12,500.00	19,750							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	12,500.00	12,500.00	19,750							

REVIEW DATE 03/17/2026 BY JB Total Acres: 3.16 Total Land Value: 39,500 Market: 0 Agricultural: 0 Common: 39,500 PRINTED 11/17/2026 BY SYS