COMM NW COR OF NE1/4, RUN S 500. RUN EAST 1322.27 FT, S 461.68 FT FT, N 208.68 FT, WEST 834.66 FT,

FORD ADAM/FORD KHRISTIAN
123 SW GRAND KID GLN
LAKE CITY, FL 32024

2027

26-5S-15-00480-010

BUILDING CHARACTERISTICS

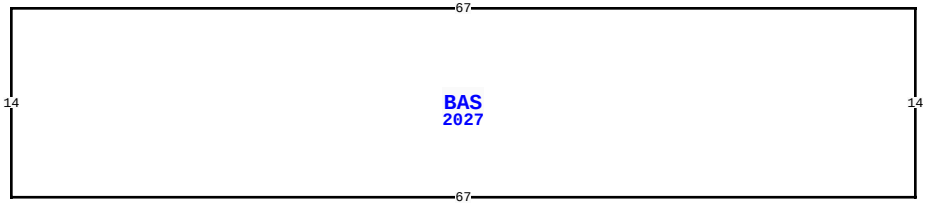
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	938	100	2027	938	47,875
TOTALS	938			938	47,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	938	116.0000	92.80	87,046	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 0% - 2027 Heated Area: 938 HX Base Yr



1197 SW HARTFORD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,875
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	165,035
SOH/AGL Deduction	15,117
ASSESSED VALUE	149,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,918
TOTAL JUST VALUE	165,035
NCON VALUE	47,875
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,160

SALE:2:1: NEEDS TO BE CHECKED FOR IMPROVEMENTS !!

SALE:1:1: ASSIGNMENT OF AGMT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055891	Electrical Servic		06/12/2026
000053766	Mobile Home		08/04/2025
000053510	Right-of-Way Acce		07/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/2154	9/15/2021	WD	U	I	30	54,000
GRANTOR: FORD DONNA M						
GRANTEE: FORD ADAM						
1410/0127	4/15/2020	WD	Q	I	01	54,000
GRANTOR: WESTRIDGE INC						
GRANTEE: ROBERT W & DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,11] E67 S14 W67 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 06/23/2026 BY tommy Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS