

COMM NW COR OF SE1/4 OF SW1/4
 RUN E 774.36 FT FOR POB, CONT
 E 997.58 FT, S 708.27 FT, W

WARD CLIFTON/WARD JEANNETTE B
 2454 SW COUNTY ROAD 349
 LAKE CITY, FL 32024-5424

2026

27-5S-17-09419-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,400 TOTAL LAND VALUE - MARKET 118,260 TOTAL MARKET VALUE 8,262 SOH/AGL Deduction 983 ASSESSED VALUE 7,279 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,279 TOTAL JUST VALUE 121,660 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 121,660											
																				XFOB: 4:1: GREENHOUSE SALE: 3:1: 4 AC											
																				PERMIT NUM DESCRIPTION AMT ISSUED 34317 M H 397 08/03/2016											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1270/0777 2/20/2014 QC U V 11 100 GRANTOR: BETTY J BARCIA (RELIQ) GRANTEE: CLIFTON O & JEANNET 1269/0653 2/05/2014 QC U V 11 100 GRANTOR: BETTY J BARCIA (LIFE) GRANTEE: CLIFTON O & JEANNET											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
EXTRA FEATURES										12438 S US HIGHWAY 441 , LAKE CITY																					
L N	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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400															
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
LAND DESCRIPTION										TOTAL OB/XF 3,400																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	13.14	AC		1.00	1.00	1.00	370.00	370.00	4,862														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.14	AC		1.00	1.00	1.00	9,000.00	9,000.00	118,260														
REVIEW DATE 09/05/2017 BY DF Total Acres: 13.14 Total Land Value: 4,862 Market: 118,260 Agricultural: 4,862 Common: 0 PRINTED 05/12/2026 BY SYS																															