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

2027

27-5S-17-09419-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	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

12438 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	741
ASSESSED VALUE	7,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,521
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						

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	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

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	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 11/17/2026 BY SYS