COMM NE COR OF SW1/4 & SE1/4,
RUN W 320 FT, S 40 FT TO S R/W
CR-349 FOR POB, CONT S 220 FT,

WARD CLIFTON/WARD JEANNETTE
2454 SW CR 349
LAKE CITY, FL 32024

2027

29-5S-17-09447-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

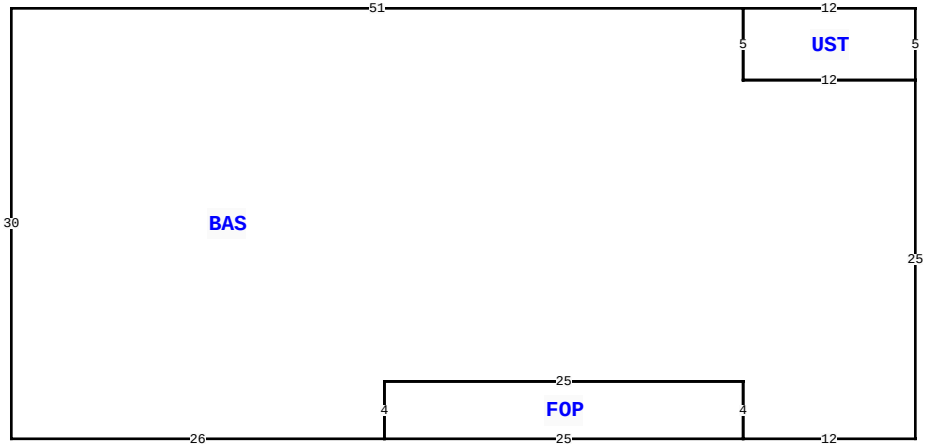
NEIGHBORHOOD/LOC 29517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,730	100		1,730	140,011
FOP	100	30		30	2,428
UST	60	45		27	2,185
TOTALS	1,890			1,787	144,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	113.1900	124.51	222,499	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1730 HX Base Yr



2454 SW COUNTY ROAD 349 , LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1994	1994	3	100	800	
5	0210	GARAGE U	0	100	10	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,624
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		189,924
SOH/AGL Deduction		86,506
ASSESSED VALUE		103,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,007
TOTAL JUST VALUE		189,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8449	M H	125	06/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S30 E26 FOP= E25 N4W25 S4$ N4 E25 S4 E12 N25 UST= N5 W12 S5 E12$ W12 N5$.

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 09/18/2017 BY TW Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS