

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

2026

29-5S-17-09447-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	1,730	100	
FOP	100	30	
UST	60	45	
TOTALS	1,890		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		126.77	226,538	1971	1971	0	0	35.00	65.00

Heated Area: 1730 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			147,250
TOTAL MARKET OB/XF VALUE			13,300
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			192,550
SOH/AGL Deduction			92,144
ASSESSED VALUE			100,406
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,995
TOTAL JUST VALUE			192,550
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,550

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\$.

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

LAND DESCRIPTION		TOTAL OB/XF													13,300									
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	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							