

BEG SE COR OF SW1/4 OF NW1/4,  
 RUN W 105 FT, N 170.16 FT, W  
 256 FT, N 190.84 FT, E 361 FT

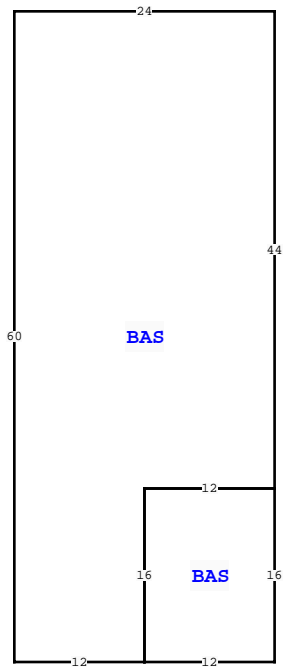
ALFORD JAMES T/ALFORD CAROL H  
 235 NW ALFORD CT  
 LAKE CITY, FL 32055

**2026**

33-2S-16-01821-003  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	AVERAGE 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
03	FORCED AIR 100		
2	100		
1	100		
02	WOOD FRAME 100		
1.1	1.100		
05	CONV 100		
03	03 100		
01	01 100		
05	05		
0100	SINGLE FAMILY		
03			
33216.00	1.00/		
BAS	192	100	
BAS	1,248	100	
TOTALS	1,440		86,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0101	01	1,440	98.8000	81.02	116,669	2004	2004	0	0	26.25	73.75
1 SFR/MH CON			100% - 2019	Heated Area: 1440			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		86,043	
TOTAL MARKET OB/XF VALUE		2,780	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		110,823	
SOH/AGL Deduction		57,706	
ASSESSED VALUE		53,117	
TOTAL EXEMPTION VALUE		HX HB 28,117	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		110,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,282	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0271	11/13/1984	WD	Q	V	01	81
GRANTOR: L B HENRY						
GRANTEE: JAMES T & CAROL H A						
0523/0511	10/26/1983	WD	Q	V	01	2,863
GRANTOR: JULIAN W CHRISTIE						
GRANTEE: L B HENRY						

EXTRA FEATURES		235 NW ALFORD CT, 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	0020	BARN, FR	0	100	24	40	1.00	UT	2,600.00	60	1994	1994	3	60	1,560	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	800	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	420	

LAND DESCRIPTION		TOTAL OB/XF												2,780										
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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
04/11/2018		KR		2.00		22,000		0		0		22,000		06/10/2026 BY SYS	