LOT 7 FOREST PLANTATION UNIT 1

834-2484, 945-157, WD 1068-1836,

WARD BAYNARD J/WARD JUDY J
323 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-107

BUILDING CHARACTERISTICS

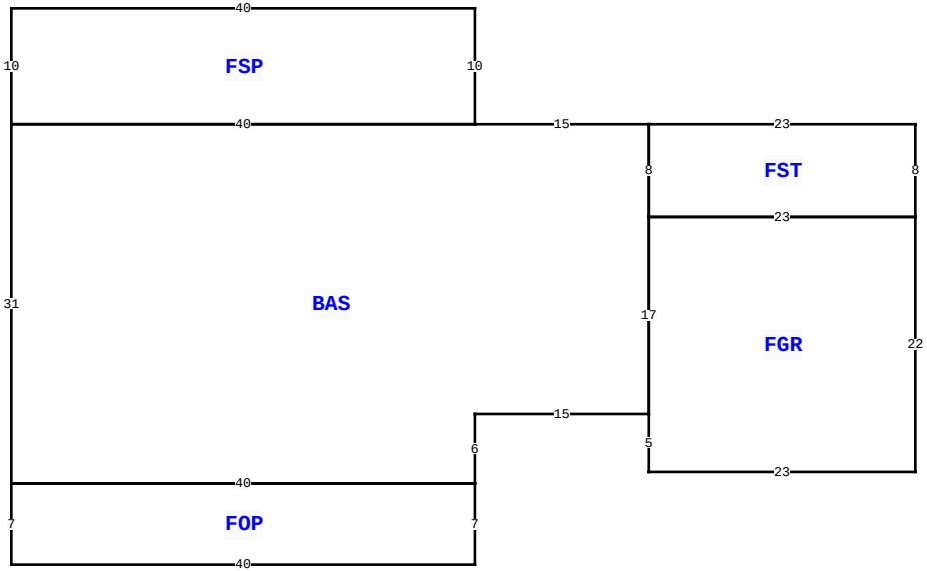
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100		1,615	187,793
FGR	506	55		278	32,326
FOP	280	30		84	9,768
FSP	400	40		160	18,605
FST	184	55		101	11,745
TOTALS	2,985			2,238	260,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	146.8190	161.50	361,437	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2024 Heated Area: 1615 HX Base Yr 2024



323 NW FOREST MEADOWS AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,734.00	UT	1.50	1.50	100	1997	1997	3	100	2,601	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	260,235
TOTAL MARKET OB/XF VALUE	8,301
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	303,536
SOH/AGL Deduction	53,905
ASSESSED VALUE	249,631
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	198,220
TOTAL JUST VALUE	303,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/506	5/22/2026	LE	U	I	14	100
GRANTOR: WARD BAYNARD J						
GRANTEE: WARD BAYNARD J (ENH						
1497/1683	8/17/2023	WD	Q	I	01	349,900
GRANTOR: BOYD EDWARD ARCHIE JR						
GRANTEE: WARD BAYNARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W40 S10 E40$ W40 S31 FOP= S7 E40 N7 W40$ E40 N6 E15 FGR= S5 E23 N22 W23 S17$ N17 FST= E23 N8 W23 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 8,301

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/04/2023 BY ME Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS