

LOT 7 FOREST PLANTATION UNIT 1
834-2484, 945-157, WD 1068-1836,

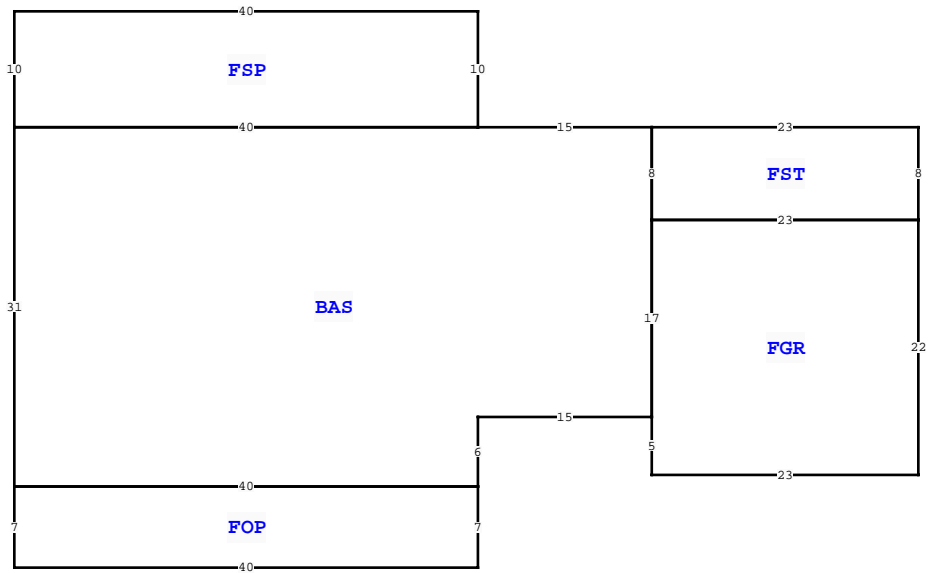
WARD BAYNARD J/WARD JUDY J
323 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

34-3S-16-02461-107
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	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
BAS	1,615	100	
FGR	506	55	
FOP	280	30	
FSP	400	40	
FST	184	55	
TOTALS	2,985		

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%	2024								
				Heated Area: 1615							
					HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		264,972	
TOTAL MARKET OB/XF VALUE		8,301	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		308,273	
SOH/AGL Deduction		65,913	
ASSESSED VALUE		242,360	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		190,949	
TOTAL JUST VALUE		308,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,953	

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						

EXTRA FEATURES															BLD DATE		LGL DATE								
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	INC DATE	LAND DATE	AG DATE						
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1997	1997	3	100	2,000			04/14/2026	MLU						
2	0166	CONC, PAVMT	0	100	0	0	1,734.00	UT	1.50	100	1997	1997	3	100	2,601										
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200										
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	100	2023	2022		100	2,500										
TOTALS															2,985		2,238	264,972							

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