COMM NE COR OF NW1/4 OF NE1/4, W
POB, S 333.75 FT, W 492.60 FT, N
508.11 FT TO POB. (AKA PART OF L

WARD MICHELLE
331 NW MISSION RIDGE CT
LAKE CITY, FL 32055

**2027**

**36-3S-16-02611-205**

## BUILDING CHARACTERISTICS

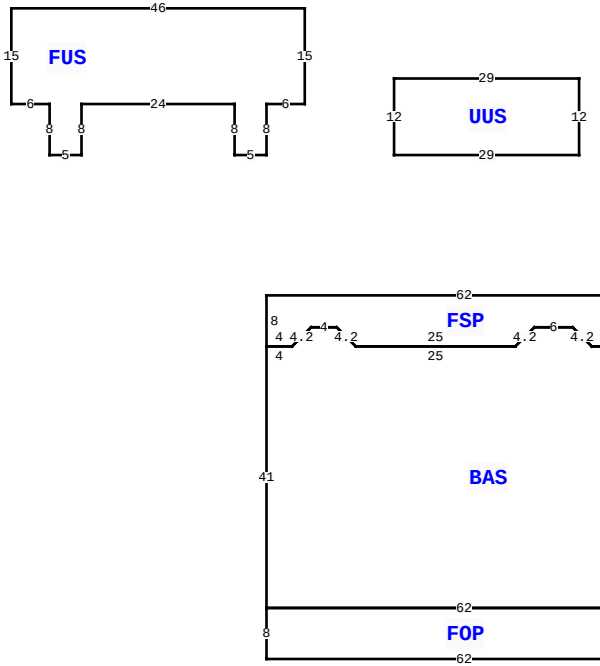
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,437 | 100 | | 2,437 | 239,836 |
| FGR | 747 | 55 | | 411 | 40,448 |
| FOP | 496 | 30 | | 149 | 14,664 |
| FSP | 448 | 40 | | 179 | 17,616 |
| FUS | 770 | 100 | | 770 | 75,779 |
| UUS | 348 | 50 | | 174 | 17,124 |
| TOTALS | 5,246 | | | 4,120 | 405,467 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,120 | 119.6102 | 131.57 | 542,068 | 2001 | 2001 | 0 | 0 | 0 | 25.20 | 74.80 |

1 SINGLE FAM 100% - 2002 Heated Area: 3207 HX Base Yr 2002




331 NW MISSION RIDGE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/10/2025 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 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 12 | 120.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 180 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 15 | 30 | 450.00 | UT | 70.00 | 70.00 | 100 | 2011 | 2011 | 3 | 68 | 21,420 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 446,315 |
| TOTAL MARKET OB/XF VALUE | | 21,600 |
| TOTAL LAND VALUE - MARKET | | 23,660 |
| TOTAL MARKET VALUE | | 491,575 |
| SOH/AGL Deduction | | 125,875 |
| ASSESSED VALUE | | 365,700 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 314,289 |
| TOTAL JUST VALUE | | 491,575 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 498,940 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051768 | Roof Replacement | 4,300 | 12/10/2024 |
| 29756 | POOL ENCL | 95 | 11/03/2011 |
| 29691 | POOL | 230 | 09/20/2011 |
| 17032 | SFR | 500 | 06/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/2509 | 12/30/2024 | WD | U | I | 11 | 100 |
| GRANTOR: WARD GREGORY | | | | | | |
| GRANTEE: WARD MICHELLE | | | | | | |
| 0902/2192 | 5/23/2000 | WD | Q | V | 01 | 0 |
| GRANTOR: WILLIAM D & WILLENE G | | | | | | |
| GRANTEE: GREGORY & MICHELLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= S41 FOP= S8 E62 N8 W62$ E62 N14 FGR= E22 N27 W29 S18 E4 S9 E3$ W3 N9 W4 N18 FSP= E7 N8 W62 S8 E4 U3 R3 E4 R3 D3 E25 U3 R3 E6 R3 D3 E4$ W4 U3 L3 W6 L3 D3 W25 U3 L3 W4 L3 D3 W4$ PTR= N30 FUS= N8 E6 N15 W46 S15 E6 S8 E5 N8 E24 S8 E5$ S30$ PTR= N30 E20 UUS= E29 N12 W29 S12$ S30 W20$.

## LAND DESCRIPTION

TOTAL OB/XF 21,600

| 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 | 3.64 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 23,660 | | | | | | | |

REVIEW DATE 03/10/2025 BY jerry Total Acres: 3.64 Total Land Value: 23,660 Market: 0 Agricultural: 0 Common: 23,660 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NW1/4 OF NE1/4, W
POB, S 333.75 FT, W 492.60 FT, N
508.11 FT TO POB. (AKA PART OF L

WARD MICHELLE
331 NW MISSION RIDGE CT
LAKE CITY, FL 32055

**2027**

**36-3S-16-02611-205**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

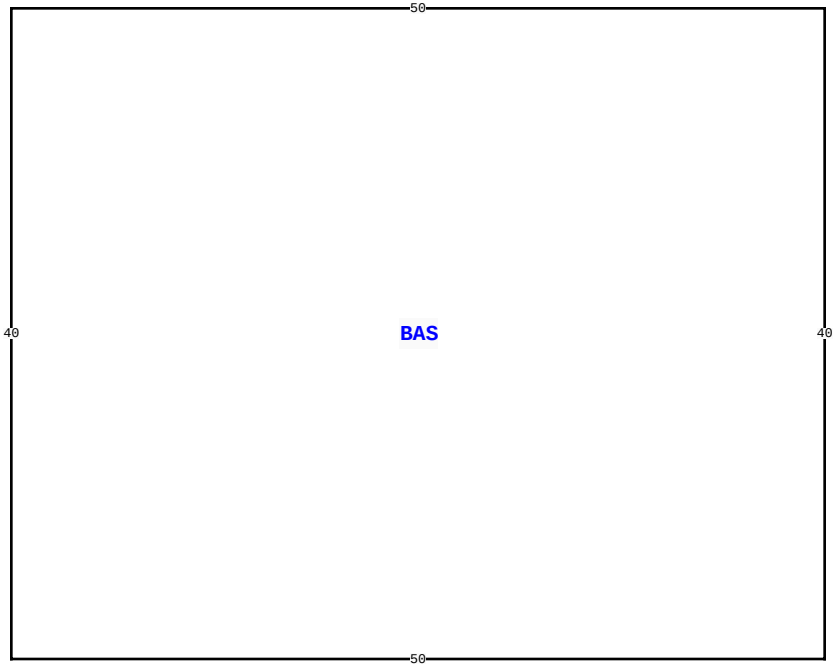
NEIGHBORHOOD/LOC 36316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,000 | 100 | | 2,000 | 40,848 |
| TOTALS | 2,000 | | | 2,000 | 40,848 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 01 | 2,000 | 77.8910 | 29.60 | 59,200 | 2001 | 2001 | 0 | 0 | 0 | 31.00 | 69.00 |

2 PREF M B A 100% - 2002 Heated Area: 2000 HX Base Yr 2002




331 NW MISSION RIDGE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 446,315 |
| TOTAL MARKET OB/XF VALUE | | 21,600 |
| TOTAL LAND VALUE - MARKET | | 23,660 |
| TOTAL MARKET VALUE | | 491,575 |
| SOH/AGL Deduction | | 125,875 |
| ASSESSED VALUE | | 365,700 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
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| TOTAL JUST VALUE | | 491,575 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 498,940 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/2509 | 12/30/2024 | WD | U | I | 11 | 100 |
| GRANTOR: WARD GREGORY | | | | | | |
| GRANTEE: WARD MICHELLE | | | | | | |
| 0902/2192 | 5/23/2000 | WD | Q | V | 01 | 0 |
| GRANTOR: WILLIAM D & WILLENE G | | | | | | |
| GRANTEE: GREGORY & MICHELLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 S40 E50 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/10/2025 BY jerry Total Acres: 3.64 Total Land Value: 23,660 Market: 0 Agricultural: 0 Common: 23,660 PRINTED 11/17/2026 BY SYS