

ANDERSON ODELL
130 NE MANNON CT
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	1										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		04		SINGLE SID 100		0100		01		991		43.4160		48.63		48,192		1920		1920		10		0		0		35.00		55.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 0		Heated Area: 915		HX Base Yr																Tax Group: 1					Tax Dist:				
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					26,506				
Interior Wall		02		WALL BD/WD 100																												TOTAL MARKET OB/XF VALUE					250				
Interior Floo		09		PINE WOOD 100																												TOTAL LAND VALUE - MARKET					2,478				
Air Condition		02		WINDOW 100																												TOTAL MARKET VALUE					29,234				
Heating Type		02		CONVECTION 100																												SOH/AGL Deduction					0				
Bedrooms				3 100																												ASSESSED VALUE					29,234				
Bathrooms				1 100																												TOTAL EXEMPTION VALUE					0				
Frame		01		NONE 100																												BASE TAXABLE VALUE					29,234				
Stories		1.		1. 100																												TOTAL JUST VALUE					29,234				
Architectual		05		CONV 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Condition Adj		01		01 100																												PREVIOUS YEAR MKT VALUE					29,234				
Kitchen Adjus		01		01 100																																					
Quality		01		01																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		820317.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		48		100				48		1,284																															
BAS		255		100				255		6,821																															
BAS		612		100				612		16,369																															
FSP		132		40				53		1,417																															
UOP		117		20				23		615																															
TOTALS		1,164						991		26,506																															
EXTRA FEATURES																																455 NW SEABOARD LN, LAKE CITY									
BLD DATE																																LGL DATE									
XF DATE																																LAND DATE									
INC DATE																																AG 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											
1		0294		SHED WOOD/		0 0		0 0		1.00		UT		0.00		0.00		100		2011		2011		3		100		200													
2		0263		PRCH, USP		0 0		0 0		1.00		UT		0.00		0.00		100		2015		2015		3		100		50													