N1/2 OF NW1/4 OF NE1/4 LYING E O
EX RD R/W.

ALLRED THOMAS ANDREW SR/STERLING ALICIA
177 SW BRITTANY GLN
LAKE CITY, FL 32024

2026

01-6S-15-00490-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5276 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,200
TOTAL LAND VALUE - MARKET	102,790
TOTAL MARKET VALUE	122,990
SOH/AGL Deduction	7,741
ASSESSED VALUE	115,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,249
TOTAL JUST VALUE	122,990
NCON VALUE	20,200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053290	RV - Recreational		06/02/2025
000053228	Right-of-Way Acce		05/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/1929	2/19/2025	WD	Q	V	01	150,000
GRANTOR: ANDERSON SUE E						
GRANTEE: ALLRED THOMAS ANDRE						
1452/229	11/08/2021	WD	Q	V	01	100,000
GRANTOR: DOUGHERTY PAUL R						
GRANTEE: ANDERSON WILLIAM H						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2026	2025		100	2,400	
3	0030	BARN,MT	0	0	0	0	1.00	UT	10,800.00	10,800.00	100	2026	2025		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	0700	C	MISC RES	0			0.00	0.00	10.82	AC		1.00	1.00	1.00	9,500.00	9,500.00	102,790							

REVIEW DATE 05/08/2025 BY TP Total Acres: 10.82 Total Land Value: 102,790 Market: 0 Agricultural: 0 Common: 102,790 PRINTED 11/19/2025 BY SYS