

LOT 6 BLOCK 6 LAKE FOREST S/D UN
ORB 692-281, PROBATE 1101-2666,

ANSCHULTZ ADANA/ANSCHULTZ KIM E
600 SW OLEANDER PL
LAKE CITY, FL 32025

2026

06-4S-17-07901-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC 6417.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,776	100
FOP	32	30
FST	125	55
FUS	832	100
TOTALS	3,765	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,687	117.3312	131.41	484,509	1964	1964	0	0	0 35.00	65.00
2 SINGLE FAM 100% - 2007 Heated Area: 3608 HX Base Yr 2007											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											
600 SW OLEANDER PL, LAKE CITY											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100		2,776	237,116
FOP	32	30		10	854
FST	125	55		69	5,894
FUS	832	100		832	71,066
TOTALS	3,765			3,687	314,931

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2011

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1993	3	100	1,000	
0	3	100	1,200	
2011	3	100	200	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	225.00	130.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 314,931											
TOTAL MARKET OB/XF VALUE 2,400											
TOTAL LAND VALUE - MARKET 18,500											
TOTAL MARKET VALUE 335,831											
SOH/AGL Deduction 150,420											
ASSESSED VALUE 185,411											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 134,689											
TOTAL JUST VALUE 335,831											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 335,831											

LAND:1:1: 100.59 X 125 + 3,241 SF (130 EFF. FF)			
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