THE S 418.92 FT OF THE W
727.88 FT OF SE1/4 OF NW1/4.
ORB 488-85.

ANDERSON GARY E
1665 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04678-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

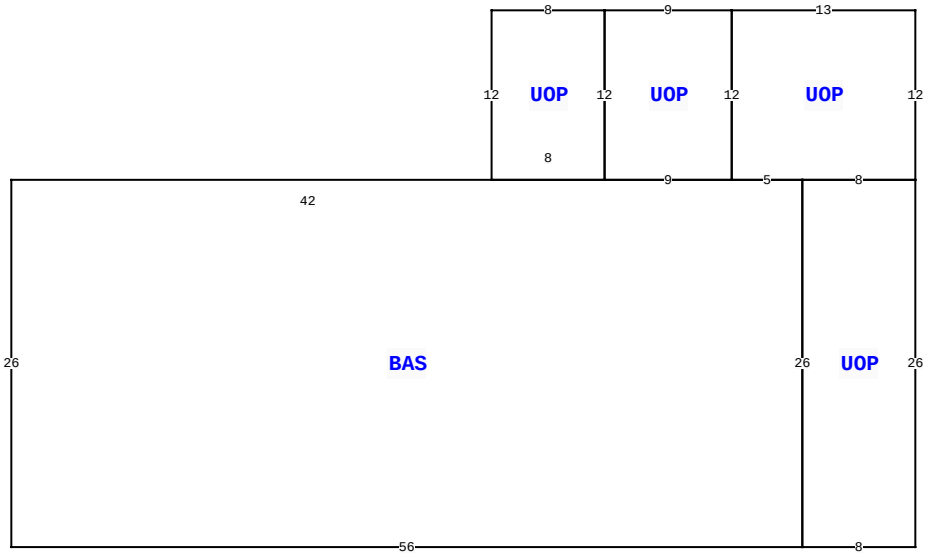
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	7217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	36,138
UOP	96	25		24	596
UOP	108	25		27	670
UOP	156	25		39	968
UOP	208	25		52	1,291
TOTALS	2,024			1,598	39,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,598	103.4100	62.05	99,156	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1456 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

1665 NW HAMP FARMER RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,662
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		98,462
SOH/AGL Deduction		51,369
ASSESSED VALUE		47,093
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,093
TOTAL JUST VALUE		98,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,462

XFOB:1:1: FLEETWOOD MH

BLDG:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N12 W9 S12 E9$ W9 UOP= N12 W8 S12 E8$ W42 S26 E56 UOP= E8 N26 W8 S26$ N26$ UOP= E8 N12 W13 S12 E5$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	49,000							

REVIEW DATE 07/24/2015 BY DF Total Acres: 7.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/20/2025 BY SYS