

ALLEN ANN ANDERSON
200 NW RALEIGH ANDERSON WAY
WHITE SPRINGS, FL 32096

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
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		19	COMMON BRK 100							0100	01	1,876	119.5920	133.94	251,271	2003	2003		0		0	22.00	78.00	STANDARD																			
Roof Structur		08	IRREGULAR 100							2 SINGLE FAM 100% - 0 Heated Area: 1729 HX Base Yr														VALUATION BY																			
Roof Cover		03	COMP SHNGL 100																					Tax Group: 3										Tax Dist:									
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE										195,991									
Interior Floo		14	CARPET 80																					TOTAL MARKET OB/XF VALUE										10,020									
Interior Floo		15	HARDTILE 20																					TOTAL LAND VALUE - MARKET										107,940									
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE										212,835									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction										67,627									
Bedrooms			3 100																					ASSESSED VALUE										145,208									
Bathrooms			2.5 100																					TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE										94,486									
Stories		1.	1. 100																					TOTAL JUST VALUE										313,951									
Architectual		05	CONV 100							NCON VALUE										0																							
Units			0 100							INCOME VALUE																																	
Condition Adj		03	03 100							XF0B:1:1: FLEETLINE MH										PREVIOUS YEAR MKT VALUE										316,464													
Kitchen Adjus		01	01 100																																								
Quality		05	05																																								
DOR CODE		5000 IMPROVED AG																																									
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		1,729	100		1,729	180,634																																					
FCP		441	25		110	11,492																																					
FOP		36	30		11	1,149																																					
FOP		48	30		14	1,463																																					
FST		21	55		12	1,253																																					
TOTALS		2,275			1,876	195,991	2047 NW HAMP FARMER RD, LAKE CITY										BLD DATE				LGL DATE		04/11/2025		MLU																		
EXTRA FEATURES												XF DATE				LAND 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	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	500																													
2	0285	SALVAGE	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	100																													
3	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	600																													
4	0166	CONC, PAVMT	0 100	10 21	210.00	UT	2.00	2.00	100	2003	2003	3	100	420																													
5	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200																													
6	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
7	0261	PRCH, UOP	0 100	0 0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																													
8	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50																													
9	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50																													
LAND DESCRIPTION												TOTAL OB/XF										10,020																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																										
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.84	AC		1.00	1.00	1.00	281.00	281.00	2,484																										
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	40.00	40.00	840																										
4	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	29.84	AC		1.00	1.00	1.00	3,500.00	3,500.00	104,440																										
REVIEW DATE		03/27/2019		BY	KR	Total Acres: 30.84		Total Land Value: 6,824		Market: 104,440		Agricultural: 3,324		Common: 3,500		PRINTED 11/20/2025 BY SYS																											