COMM NW COR, RUN S 1453.06 FT TO FARMER RD FOR POB, RUN S 63 DEG 523.83 FT, S 177.97 FT, W 466.76

ANDERSON MARION CARLENE
2058 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04679-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

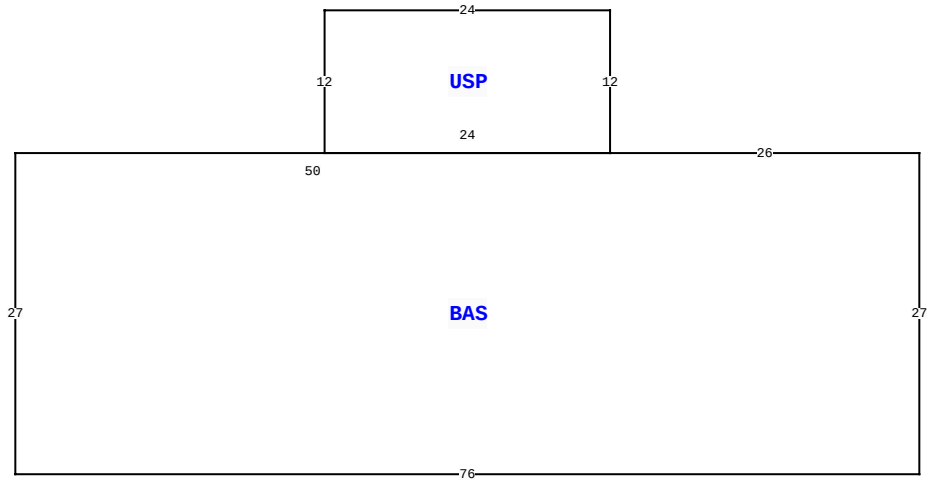
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,052	100		2,052	56,094
USP	288	35		101	2,761
TOTALS	2,340			2,153	58,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,153	113.9000	68.34	147,136	2003	2003	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 2052 HX Base Yr 2004



2058 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,854
TOTAL MARKET OB/XF VALUE		10,950
TOTAL LAND VALUE - MARKET		16,485
TOTAL MARKET VALUE		86,289
SOH/AGL Deduction		10,151
ASSESSED VALUE		76,138
TOTAL EXEMPTION VALUE	HX HB SX	76,138
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20538	M H	125	03/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/612	7/23/2025	LE	U	I	14	100
GRANTOR: ANDERSON MARION CARLE						
GRANTEE: ANDERSON DON (RMDR'						
0972/0761	1/13/2003	WD	Q	V	01	100
GRANTOR: ANNA ANDERSON						
GRANTEE: MARION C ANDERSON						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	
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	2003	2003	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N12 W24 S12 E24$ W50 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,950

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.14	AC		1.00	1.00	0.70	7,500.00	5,250.00	16,485							

REVIEW DATE 03/31/3016 BY DF Total Acres: 3.14 Total Land Value: 16,485 Market: 0 Agricultural: 0 Common: 16,485 PRINTED 11/20/2025 BY SYS