E1/2 OF SW1/4. 323-212,
PB 1317-1646, PB 1320-2253,

ANDERSON ODELL
130 NE MANNON CT
LAKE CITY, FL 32055

2025

07-2S-17-04680-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

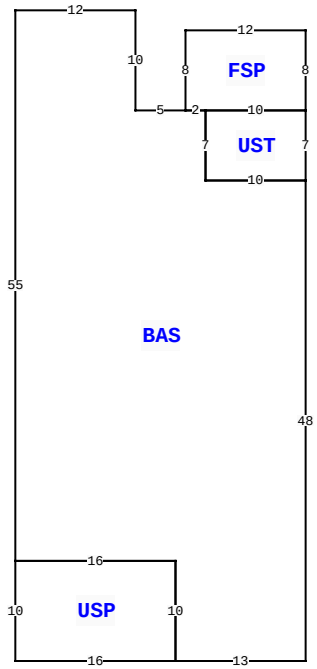
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,485	100		1,485	56,351
FSP	96	40		38	1,442
USP	160	35		56	2,125
UST	70	45		32	1,214
TOTALS	1,811			1,611	61,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	52.1235	58.38	94,050	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1485 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/11/2025 MLU
AG DATE	

1580 NW HAMP FARMER RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,132
TOTAL MARKET OB/XF VALUE	2,550
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	86,248
SOH/AGL Deduction	0
ASSESSED VALUE	86,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,248
TOTAL JUST VALUE	343,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1320/2253	8/22/2016	PB	U	I	18	0

GRANTOR: CLERK OF COURT (PAUL

GRANTEE: ODELL ANDERSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N10 W12 S55 USP= S10 E16 N10 W16$ E16 S10 E13 N48
UST= N7 W10 S7 E10$ W10 N7 FSP= E10 N8 W12 S8 E2$ W2$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,550

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	66.00	AC		1.00	1.00	1.00	281.00	281.00	18,546							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	40.00	40.00	520							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	276,500							

REVIEW DATE 07/24/2015 BY DF Total Acres: 80.00 Total Land Value: 22,566 Market: 276,500 Agricultural: 19,066 Common: 3,500 PRINTED 08/26/2025 BY SYS