LOT 12 HOLLY HILL S/D.
826-313, 896-2633, WD 1241-1777,

ANDERSON DALE E/ANDERSON ANNA M
354 SW DEANNA TER
LAKE CITY, FL 32025

**2026**

**07-4S-17-08111-112**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

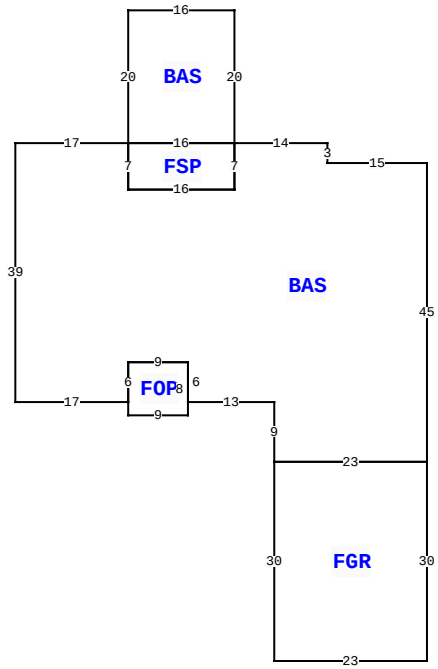
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 7417.0700 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 320 | 100 | | 320 | 30,564 |
| BAS | 2,414 | 100 | | 2,414 | 230,567 |
| FGR | 690 | 55 | | 380 | 36,295 |
| FOP | 72 | 30 | | 22 | 2,102 |
| FSP | 112 | 40 | | 45 | 4,298 |
| TOTALS | 3,608 | | | 3,181 | 303,825 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,181 | 113.7024 | 127.35 | 405,100 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 2734 HX Base Yr 2013




354 SW DEANNA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 303,825 |
| TOTAL MARKET OB/XF VALUE | | 11,015 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 333,340 |
| SOH/AGL Deduction | | 97,283 |
| ASSESSED VALUE | | 236,057 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 185,335 |
| TOTAL JUST VALUE | | 333,340 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 337,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33909 | GARAGE | 185 | 04/01/2016 |
| 32160 | MAINT/ALTR | 60 | 07/24/2014 |
| 30974 | MAINT/ALTR | 65 | 04/25/2013 |
| 16727 | SFR | 370 | 03/10/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1241/1777 | 9/17/2012 | WD | Q | I | 01 | 193,500 |
| GRANTOR: PAUL & ARLINE HORNBUR | | | | | | |
| GRANTEE: DALE E & ANNA M AND | | | | | | |
| 0896/2633 | 2/14/2000 | WD | Q | V | | 14,900 |
| GRANTOR: OKEY R BURNETT | | | | | | |
| GRANTEE: PAUL & ARLINE HORNB | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 N3 W14 BAS= N20 W16 S20 E16$ FSP= W16S7 E16 N7$ S7 W16 N7 W17 S39 E17 FOP= S2 E9 N8 W9 S6$ N6E9 S6 E13 S9 FGR= S30 E23 N30 W23$ E23 N45$.

### 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,799.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 2,699 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 14 | 34 | 476.00 | UT | 16.00 | 16.00 | 100 | 2016 | 2016 | 3 | 100 | 7,616 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,015

| 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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 03/28/2017 BY BC Total Acres: 0.99 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/01/2025 BY SYS