



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	32	HARDIE BRD 90		0100	01	4,842	120.5878	135.06	653,961	2005	2005	0	0	0	20.00	80.00	VALUATION BY																
Exterior Wall	21	STONE 10		1 SINGLE FAM 100% - 2006										Heated Area: 4128										HX Base Yr 2006									
Roof Structure	03	GABLE/HIP 100																						Tax Group: 3									
Roof Cover	03	COMP SHNGL 100																						Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 80																						TOTAL MARKET OB/XF VALUE									
Interior Floor	15	HARDTILE 20																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100												TOTAL LAND VALUE - MARKET																			
Heating Type	04	AIR DUCTED 100												TOTAL MARKET VALUE																			
Bedrooms	4	100												SOH/AGL Deduction																			
Bathrooms	3	100												ASSESSED VALUE																			
Frame	02	WOOD FRAME 100												TOTAL EXEMPTION VALUE																			
Stories	1.5	1.5 100												BASE TAXABLE VALUE																			
Architectual	05	CONV 100												TOTAL JUST VALUE																			
Units	0	100												NCON VALUE																			
Condition Adj	03	03 100												INCOME VALUE																			
Kitchen Adjus	01	01 100												PREVIOUS YEAR MKT VALUE																			
Quality	07	07																															
DOR CODE	5000	IMPROVED AG																															
MAP NUM		MKT AREA																															
NEIGHBORHOOD/LOC	13415.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	3,382	100		3,382	365,418																												
FGR	1,020	55		561	60,615																												
FOP	210	30		63	6,807																												
FOP	299	30		90	9,724																												
FUS	746	100		746	80,604																												
TOTALS	5,657			4,842	523,169																												
EXTRA FEATURES						1355 SW ANDERSON ST, LAKE CITY										BLD DATE																	
																XF DATE																	
																INC DATE																	
																LGL 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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000																		
2	0166	CONC, PAVMT	0 100	0	0	1,360.00	UT	2.50	2.50	100	2005	2005	3	100	3,400																		
3	0169	FENCE/WOOD	0 100	0	0	123.00	UT	10.00	10.00	100	2005	2005	3	100	1,230																		
4	0280	POOL R/CON	0 100	24	40	960.00	UT	70.00	70.00	30	2005	2005	3	30	20,160																		
5	0030	BARN, MT	0 100	28	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,520																		
6	0252	LEAN-TO W/	0 100	10	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	540																		
7	0252	LEAN-TO W/	0 100	14	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	756																		
LAND DESCRIPTION										TOTAL OB/XF										30,606													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000																
REVIEW DATE	12/03/2024	BY	KS	Total Acres: 10.00		Total Land Value: 11,520		Market: 81,000		Agricultural: 2,520		Common: 9,000		PRINTED 11/06/2025 BY SYS																			