

SW1/4 OF SE1/4, EX 10 AC DESC IN
400-572 THRU 576, 486-479, 359-0

MAYO SHAWN G
1001 SW ANDERSON ST
LAKE CITY, FL 32024

2026

13-4S-15-00359-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	31	VINYL SID 100	0200	01	1,560	99.0000	81.18	126,641	1998	1998		0	0	45.00	55.00														
Exterior Wall	00	N/A 0	1 MANUF 1 100% - 2023														Heated Area: 1440 HX Base Yr 2023												
Roof Structure	03	GABLE/HIP 100	24 60 24 10 60 10 BAS 2023 UOP 2023																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	08	SHT VINYL 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	5000IMPROVED AG																												
MAP NUM			MKT AREA										01																
NEIGHBORHOOD/LOC	13415.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,440	100	2023	1,440	64,294																								
UOP	600	20	2023	120	5,358																								
TOTALS	2,040			1,560	69,653																								
EXTRA FEATURES										1001 SW ANDERSON ST, LAKE CITY																			
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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,600													
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	672													
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200													
7	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200													
8	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200													
LAND DESCRIPTION										TOTAL OB/XF 25,872																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					4.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	24,000												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	280.00	280.00	7,280												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	156,000												
REVIEW DATE 12/03/2024 BY KS Total Acres: 30.00 Total Land Value: 31,280 Market: 156,000 Agricultural: 7,280 Common: 24,000 PRINTED 11/18/2025 BY SYS																													