E1/2 OF SW1/4 OF SE1/4 & SE1/4 O
EX 15 AC DESC ORB 909-2271 & EX
DESC ORB 935-1785 & EX 14.50 AC

OSBURN CYNTHIA M
1939 SW ANDERSON ST
LAKE CITY, FL 32024

2026

14-4S-15-00370-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

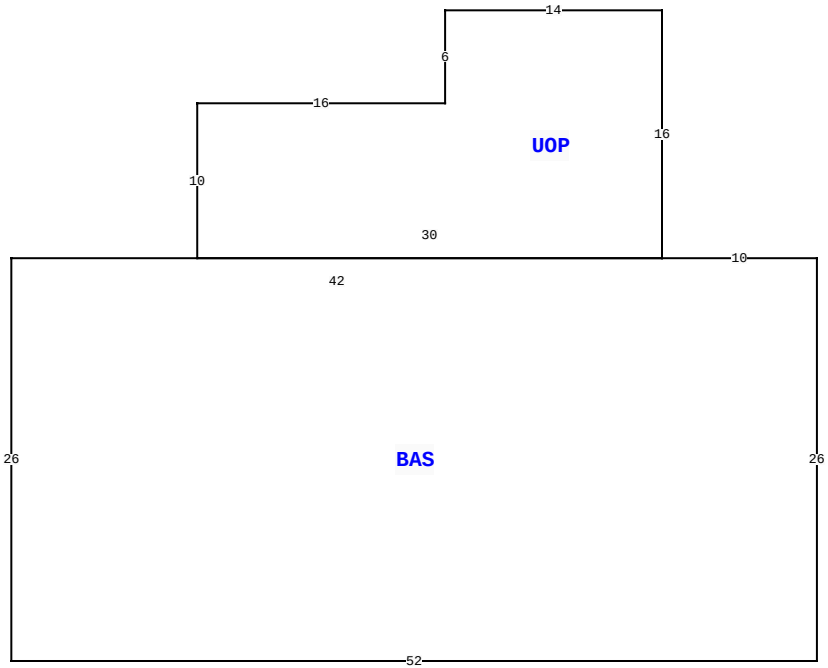
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	36,958
UOP	384	25		96	2,624
TOTALS	1,736			1,448	39,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,448	113.9000	68.34	98,956	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 1352 HX Base Yr 1995



1939 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,582
TOTAL MARKET OB/XF VALUE		12,250
TOTAL LAND VALUE - MARKET		122,940
TOTAL MARKET VALUE		69,009
SOH/AGL Deduction		18,703
ASSESSED VALUE		50,306
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		25,306
TOTAL JUST VALUE		174,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/1458	4/04/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: OSBURN CYNTHIA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N16 W14 S6 W16S10 E30$ W42 S26 E52 N26$.

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	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	8,000	
3	0285	SALVAGE	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
6	0080	DECKING	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.49	AC		1.00	1.00	1.00	280.00	280.00	5,177							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.49	AC		1.00	1.00	1.00	6,000.00	6,000.00	110,940							

REVIEW DATE 04/30/2024 BY JB Total Acres: 20.49 Total Land Value: 17,177 Market: 110,940 Agricultural: 5,177 Common: 12,000 PRINTED 11/20/2025 BY SYS