LOT 4 VILLAGE WOOD S/D UNIT 1.
ORB 457-83, 745-2197, 870-347,
988-253, WD 1287-47,

ANDERSON ROGER DALE/ANDERSON RAMONA MARION
188 SE POLK LN
LAKE CITY, FL 32025

2026

15-4S-17-08360-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

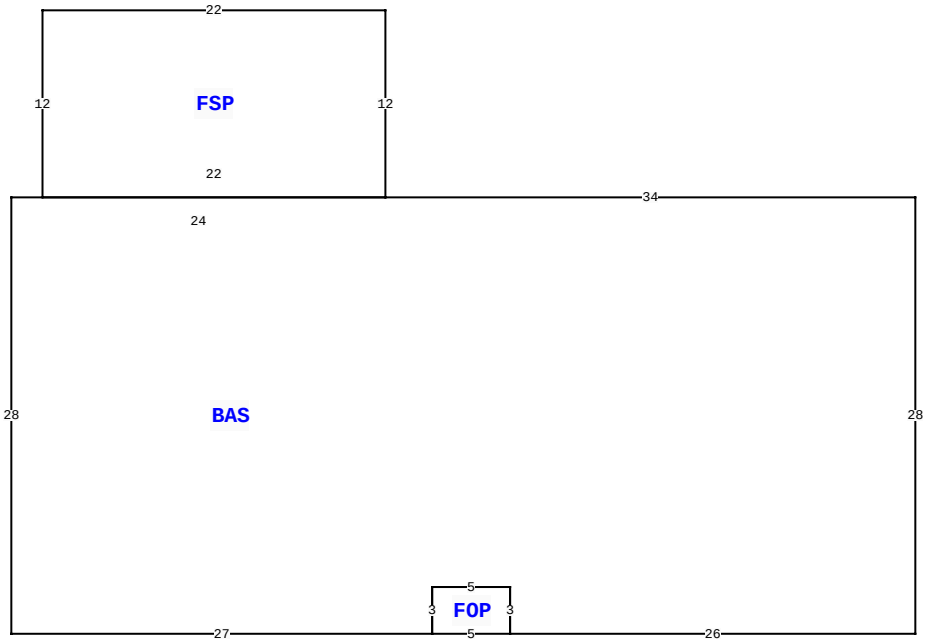
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100		1,609	127,186
FOP	15	30		4	316
FSP	264	40		106	8,379
TOTALS	1,888			1,719	135,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,719	108.5840	121.61	209,048	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1609 HX Base Yr 2016



188 SE POLK LN, 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		135,881
TOTAL MARKET OB/XF VALUE		7,345
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,726
SOH/AGL Deduction		68,565
ASSESSED VALUE		93,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,439
TOTAL JUST VALUE		161,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31288	MAINT/ALTR	30	07/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0047	12/29/2014	WD	Q	I	01	110,000
GRANTOR: LEO N HARWELL & MICHE						
GRANTEE: ROGER DALE & RAMONA						
0870/0347	11/30/1998	WD	Q	I		84,000
GRANTOR: MELTON						
GRANTEE: KIRBY						

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	881.00	UT	1.20	1.20	100	1993	1993	3	100	1,057	
4	0210	GARAGE U	0	100	24	24	576.00	UT	7.50	7.50	90	1994	1994	3	90	3,888	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34FSP= N12 W22 S12 E22$ W24 S28 E27 FOP= E5 N3 W5 S3$
N3 E5 S3 E26 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,345

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS