LOT 69 VILLAGE WOOD UNIT 3.

WD 1441-2554,

ANDERSON JOSHUA/ANDERSON JACOB
312 SW PILOTS WAY
LAKE CITY, FL 32024

2026

15-4S-17-08360-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

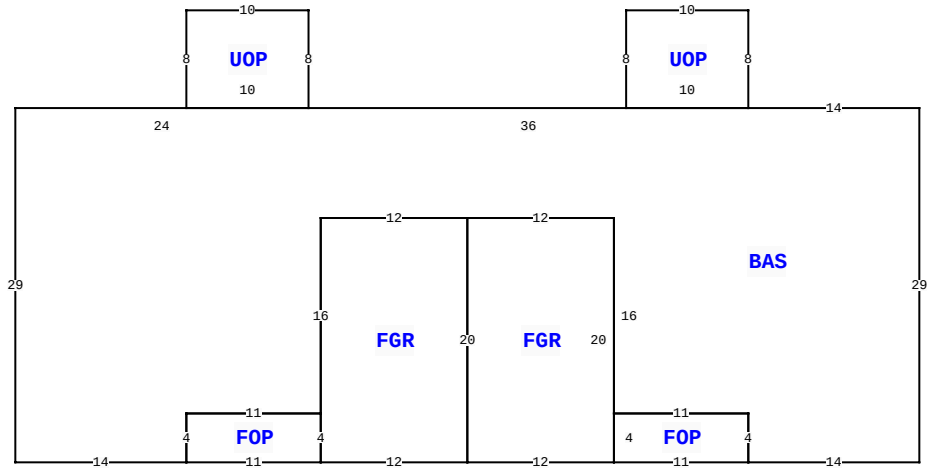
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,578	100		1,578	69,645
FGR	240	55		132	5,826
FGR	240	55		132	5,826
FOP	44	30		13	574
FOP	44	30		13	574
UOP	80	20		16	706
UOP	80	20		16	706
TOTALS	2,306			1,900	83,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,900	103.8450	88.27	167,713	1986	1986	0	0	0	50.00	50.00

1 DUPLEX 0% - 2022 Heated Area: 1578 HX Base Yr



201 SE HANOVER PL, 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	83,856
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	103,456
SOH/AGL Deduction	0
ASSESSED VALUE	103,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,456
TOTAL JUST VALUE	103,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2554	7/09/2021	WD	Q	I	01	155,000
GRANTOR: CASTAGNA JERRY J						
GRANTEE: ANDERSON JOSHUA						
0585/0039	7/01/1985	WD	Q	V	01	8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N8 W10 S8 E10$W36UOP= N8 W10 S8 E10$ W24 S29 E14 FOP= E11 N4 W11 S4$ N4 E11 FGR= S4 E12 N20 W12 S16$ N16 E12 FGR= S20 E12 N20W12$ E12 S16 FOP= S4 E11 N4 W11$ E11 S4 E14 N29$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,100	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0800	C	MULTI-FAM	0		00	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: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS