LOT 4 EASTWOOD S/D.
414-18, 815-2322, 879-2280, WD 1

WALDRON DARYL A/HINTZ SHELBY LYNN
207 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

15-4S-17-08360-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

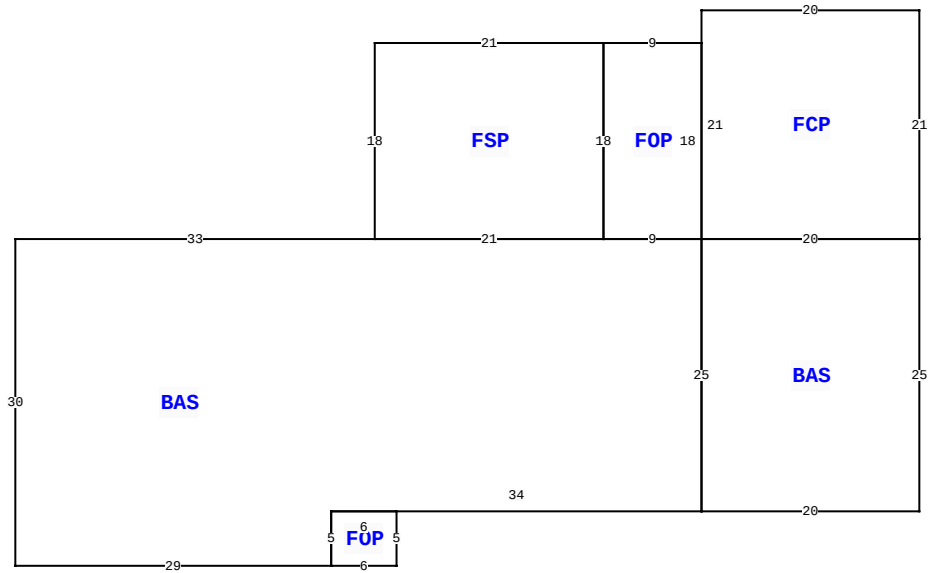
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	39,416
BAS	1,720	100		1,720	135,591
FCP	420	25		105	8,277
FOP	30	30		9	710
FOP	162	30		49	3,863
FSP	378	40		151	11,903
TOTALS	3,210			2,534	199,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	108.2880	121.28	307,324	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2220 HX Base Yr 2021



207 SE ANASTASIA ST, 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		199,761
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,311
SOH/AGL Deduction		58,665
ASSESSED VALUE		163,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,924
TOTAL JUST VALUE		222,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/2447	6/23/2010	WD	Q	I	01	160,000
GRANTOR: MITCHELL K & DANA L L						
GRANTEE: DARYL A & SHELBY WA						
0879/2280	4/30/1999	WD	Q	I		107,500
GRANTOR: BRISCOE						
GRANTEE: LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S30 E29 FOP= E6 N5 W6 S5$ N5 E34 BAS= E20 N25 W20 S25$ N25 FCP= E20 N21 W20S21$ FOP= N18 W9 S18 E9$ W9 FSP= N18 W21 S18 E21 $ W21$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/25/2017 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS