LOT 2 INDIANWOOD S/D.
663-49, WD 1385-1621

JENKINS WALTER
503 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-152

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

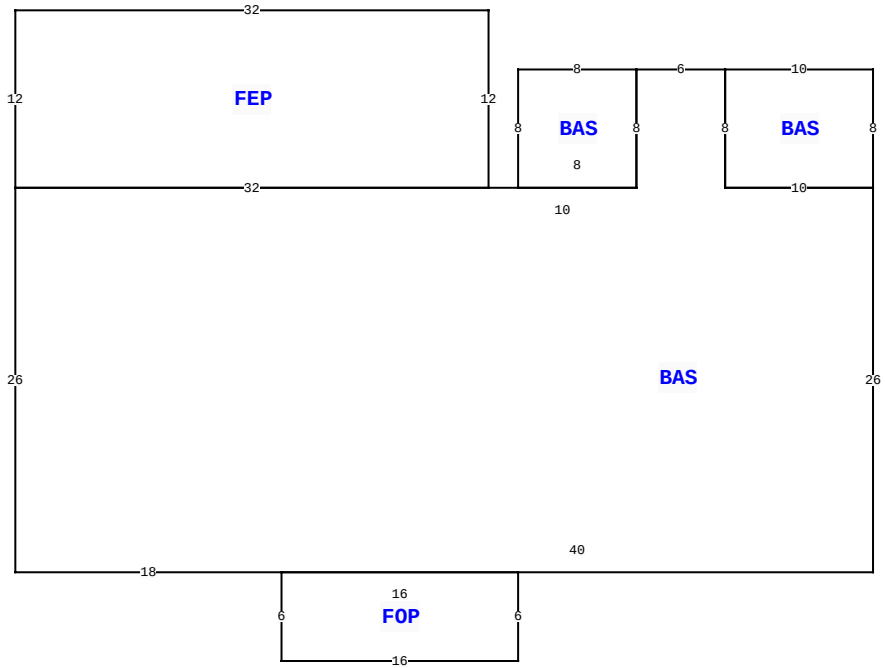
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	16417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	4,781
BAS	80	100		80	5,977
BAS	1,556	100		1,556	116,251
FEP	384	80		307	22,937
FOP	96	30		29	2,166
TOTALS	2,180			2,036	152,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	102.6260	114.94	234,018	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1700 HX Base Yr 2020



503 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		152,112
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		172,212
SOH/AGL Deduction		53,726
ASSESSED VALUE		118,486
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		62,764
TOTAL JUST VALUE		172,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048978	Roof Replacement	10,000	01/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1621	5/24/2019	WD	Q	I	01	125,000
GRANTOR: JAMES A & PAULINE A K						
GRANTEE: WALTER JENKINS						
0663/0049	9/27/1988	WD	Q	I		46,200
GRANTOR: STEWART STANLEY &						
GRANTEE: KEATON JAMES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N8 W6 BAS= W8 S8 E8 N8$ S8 W10 FEP= N12 W32 S12 E32$ W32 S26 E18 FOP= S6 E16 N6 W16$E40 N26$ BAS= N8 W10 S8 E10$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 01/30/2024 BY JS Total Acres: 0.61 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS