

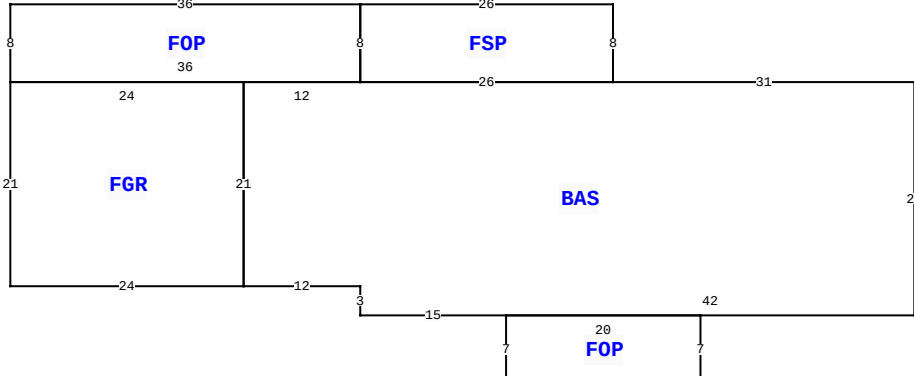
LOT 4 INDIANWOOD S/D.
ORB 464-129, 830-1770, WD 1066

KELLER TIFFANY NICOLE
533 SE ANASTASIA ST
LAKE CITY, FL 32025

2026

16-4S-17-08382-154

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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,108	115.3330	129.17	272,290	1980	1980	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016				Heated Area: 1620				HX Base Yr 2016			
											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	136,016
FGR	504	55		277	23,257
FOP	140	30		42	3,526
FOP	288	30		86	7,221
FSP	208	40		83	6,969
TOTALS	2,760			2,108	176,988

EXTRA FEATURES										533 SE ANASTASIA ST, LAKE CITY				INC DATE		AG DATE			
L N	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	0120	CLFENCE	4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800		
2	0166	CONC, PAVMT		0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,500		
3	0120	CLFENCE	4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100		

LAND DESCRIPTION										TOTAL OB/XF								3,400	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					176,988
TOTAL MARKET OB/XF VALUE					3,400
TOTAL LAND VALUE - MARKET					19,425
TOTAL MARKET VALUE					199,813
SOH/AGL Deduction					80,143
ASSESSED VALUE					119,670
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					68,948
TOTAL JUST VALUE					199,813
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					199,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31947	MAINT/ALTR	45	05/09/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1282/1123	9/10/2014	WD U	I	I	12	101,000	
GRANTOR: WELLS FARGO BANK N A							
GRANTEE: TIFFANY NICOLE KELL							
1266/1470	11/21/2013	QC U	I	I	11	100	
GRANTOR: SECRETARY OF VETERANS							
GRANTEE: WELLS FARGO BANK N							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W31 FSP= N8 W26 S8 E26\$W26 FOP= N8 W36 S8 E36\$ W12 FGR= W24 S21 E24 N21\$ S21 E12S3 E15 FOP= S7 E20 N7 W20\$ E42 N24\$.														