COMM NW COR OF NW1/4 OF SE1/4
RUN S 558.20 FT TO E R/W OF
GSF RR, RUN SE ALONG R/W 61.60

ANDERSON COLUMBIA CO INC
ATLASTAX, P O BOX 38
OLD TOWN, FL 32680

2026

19-3S-17-05119-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

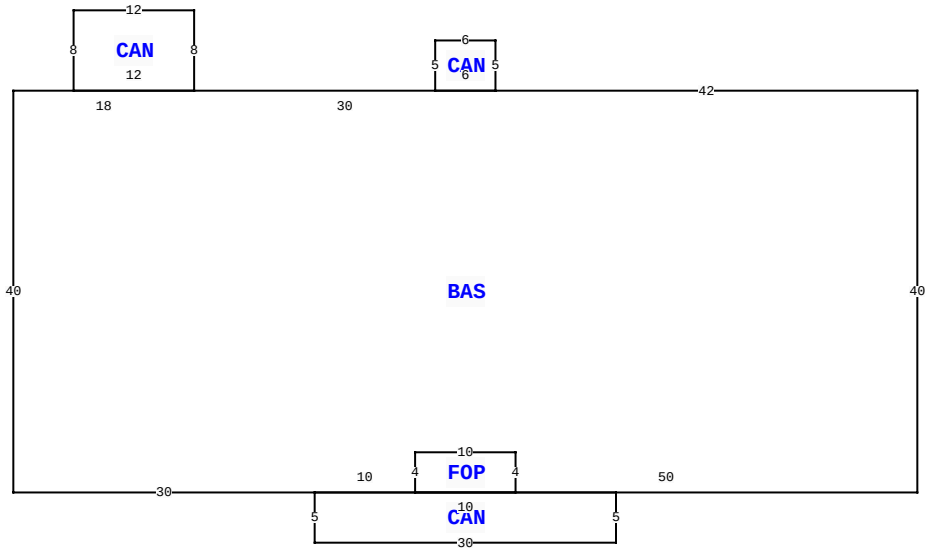
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	05	STEEL 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100		3,600	179,507
CAN	30	30		9	449
CAN	96	30		29	1,446
CAN	150	30		45	2,244
FOP	40	30		12	598
TOTALS	3,916			3,695	184,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,695	122.5123	90.66	334,989	1995	1995	0	0	0	45.00	55.00

2 OFFICE LOW 0% - 0 Heated Area: 3600 HX Base Yr



885 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,244
TOTAL MARKET OB/XF VALUE	6,083
TOTAL LAND VALUE - MARKET	11,979
TOTAL MARKET VALUE	202,306
SOH/AGL Deduction	0
ASSESSED VALUE	202,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,306
TOTAL JUST VALUE	202,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,356

SALE:1:1: PURCHASED BY ADJ. LANDOWNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25465	MAINT/ALTR	60	01/26/2007
7617	COMMERCIAL	50,000	09/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0767/1937	11/11/1992	WD	U	I	12	22,000

GRANTOR: CHARLES SAWYER

GRANTEE: ANDERSON COLUMBIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 CAN= N5 W6 S5 E6$ W30 CAN= N8 W12 S8 E12$ W18 S40 E30 CAN= S5 E30 N5 W30$ E10 FOP= N4 E10 S4 W10 $ E50 N40$.

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	329.00	UT	1.50	1.50	100	1995	1995	3	100	494	
2	0260	PAVEMENT-A	0	0	69	90	6,210.00	UT	0.90	0.90	100	1995	1995	3	100	5,589	

LAND DESCRIPTION

TOTAL OB/XF 6,083

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	1700	C	1STORY OFF	0		I	0.00	0.00	0.37	AC		1.00	1.00	1.75	18,500.00	32,375.00	11,979							

REVIEW DATE 08/18/2015 BY DF Total Acres: 0.37 Total Land Value: 11,979 Market: 0 Agricultural: 0 Common: 11,979 PRINTED 11/18/2025 BY SYS