

LOTS 15 & 16 HIGH POINTE S/D.
WD 1189-1043, WD 1396-2046, WD 1

HAZEN LINDA REVOCABLE TRUST DATED FEBRUARY 18, 202
200 NW ANSLEY PL
LAKE CITY, FL 32055

2026

20-3S-16-02202-115



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Exterior Wall	00 N/A 0
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Interior Floo	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	03 03 100

Quality	07	07		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	

NEIGHBORHOOD/LOC		20316.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,429	100	2026	3,429	537,887
FGR	825	55		454	71,217
FGR	1,404	55		772	121,099
FOP	333	30		100	15,686
FOP	640	30		192	30,118

TOTALS	6,631			4,947	776,006
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,620.00	UT	3.00
2	0280	POOL R/CON	0	0	13	33	429.00	UT	70.00
3	0282	POOL ENCL	0	0	33	45	1,485.00	UT	15.00
4	0166	CONC, PAVMT	0	0	0	0	1,056.00	UT	3.00
5	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00
6	0166	CONC, PAVMT	0	0	20	54	1,080.00	UT	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		PRRD	0.00	0.00	1.00
2	0000	C	VAC RES	0			0.00	0.00	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	4,947	145.8909	163.40	808,340	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM 0% - 2025 Heated Area: 3429 HX Base Yr												

200 NW ANSLEY PL, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				776,006	
TOTAL MARKET OB/XF VALUE				65,177	
TOTAL LAND VALUE - MARKET				110,000	
TOTAL MARKET VALUE				951,183	
SOH/AGL Deduction				0	
ASSESSED VALUE				951,183	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				951,183	
TOTAL JUST VALUE				951,183	
NCON VALUE				126,499	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				833,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050862	Storage Building	133,577	09/19/2024
000050421	Electrical Servic	0	07/23/2024
000050167	Right-of-Way Acce		06/21/2024
000045100	Screen Enclosure	18,000	08/03/2022
000044343	Swimming Pool and	63,700	05/04/2022
40771	SFR	0	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/1381	2/05/2024	WD	Q	I	01	1,025,000
GRANTOR: TERRELL DAVID C JR						
GRANTEE: HAZEN LINDA REVOCAB						
1420/1329	9/25/2020	WD	U	V	30	100
GRANTOR: DAVID JR & TYMBER TER						
GRANTEE: DAVID C JR & TYMBER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=10,-11] W17 S10 W17 N10 W13 N1 W20 S57 E22 E3 N5 E5 N2 E9 S3 E14 S3 E9 N3 E5 N52 \$									
FGR=[ORIG=-62,-45] E25 S33 W25 N33 \$									
FOP=[ORIG=10,-21] W47 S10 E13 S10 E17 N10 E17 N10 \$									
FOP=[ORIG=-9,41] W9 N3 W9 S2 W5 S5 W3 S7 E9 S3 E9 N3 E8 N11 \$									
FGR=[YR=2026;ORIG=-174,-7] E54 S26 W54 N26 \$									

LAND DESCRIPTION										TOTAL OB/XF 65,177									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	0		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		