LOT 27 HIGH POINTE S/D
WD 1189-1043, WD 1264-1720,
QC 1290-593, WD 1352-1231, WD

MCGEE RURMELL/MCGEE ERICKA
213 NW ANSLEY PLACE
LAKE CITY, FL 32055

2026

20-3S-16-02202-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

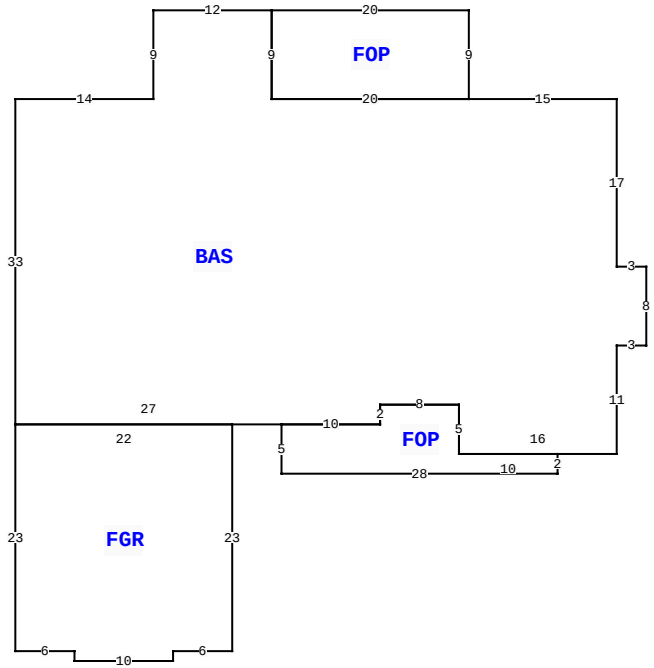
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,177	100		2,177	283,547
FGR	516	55		284	36,990
FOP	126	30		38	4,949
FOP	180	30		54	7,034
TOTALS	2,999			2,553	332,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	125.0480	140.05	357,548	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 2177 HX Base Yr



213 NW ANSLEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	332,520
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	392,800
SOH/AGL Deduction	0
ASSESSED VALUE	392,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,800
TOTAL JUST VALUE	392,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36448	SFR	1,068	03/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/1821	10/15/2018	WD	Q	I	01	295,785
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: RURMELL & ERICKA MC						
1352/1231	1/30/2018	WD	U	V	30	69,500
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: BROWN ROAD BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N9 W20 S9 E20$ W20 N9 W12 S9 W14 S33 FGR= S23 E6 S1 E10 N1 E6 N23 W22$ E27 FOP= S5 E28 N2 W10 N5 W8 S2 W10$ E10 N2 E8 S5 E16 N11 E3 N8 W3 N17$.

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	1,680.00	UT	2.25	2.25	100	2018	2018	3	100	3,780	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,280

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	0		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/07/2023 BY KS Total Acres: 1.78 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS