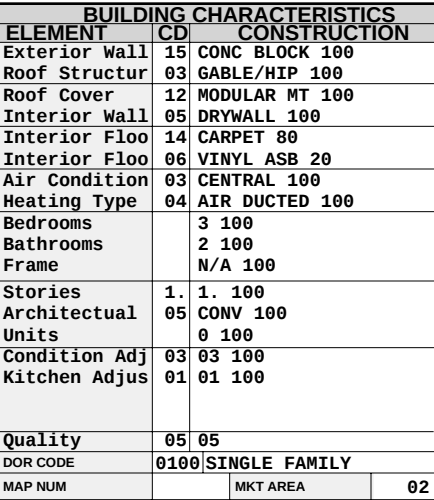


ANDERSON FELICIA O/ANDERSON TONY
1245 SW TROY ST
LAKE CITY, FL 32024

20-4S-17-08594-000



NEIGHBORHOOD/LOC		20417.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100		1,895	151,419
FCP	500	25		125	9,988
FOP	250	30		75	5,993
UST	80	45		36	2,876
TOTALS	2,725			2,131	170,277

[illegible][illegible]

REVIEW DATE	05/16/2017	BY	BC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,131	109.7600	122.93	261,964	1965	1980	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1895 HX Base Yr

The diagram shows a floor plan with three rooms: BAS (Bathroom), UST (Utility), and FCP (Family Room). The dimensions for each room are as follows:

- BAS:** 45' (width) x 25' (height).
- UST:** 8' (width) x 10' (height).
- FCP:** 25' (width) x 25' (height).

The overall layout dimensions are:

- Overall width: 34'.
- Overall height: 25'.
- Room UST is 10' from the top wall and 10' from the right wall.
- Room FCP is 20' from the top wall and 20' from the right wall.
- Room BAS is 25' from the top wall and 25' from the right wall.

[illegible][illegible]

Total Acres: 2.05	Total Land Value: 30,750	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170, 277
TOTAL MARKET OB/XF VALUE			1, 800
TOTAL LAND VALUE - MARKET			30, 750
TOTAL MARKET VALUE			202, 827
SOH/AGL Deduction			999
ASSESSED VALUE			201, 828
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201, 828
TOTAL JUST VALUE			202, 827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202, 827

[illegible]

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1122/0659	1/26/2007	QC	Q	I	06	35,500			
GRANTOR: FELICIA ANDERSON (FEL									
GRANTEE: FELICIA ANDERSON &									
0883/0287	6/18/1999	WD	Q	I		82,000			
GRANTOR: H KIGHT KIRKLAND									
GRANTEE: LEWIS'									

BUILDING NOTES	

BUILDING DIMENSIONS
FCP= W20 UST= W10 BAS= W24 N20W25 S45 E34 FOP= S10 E25 N10 W25\$ E25 N17 W10 N8\$ S8 E10 N8\$S25 E20 N25\$.

[illegible]

Common: 30,750 PRINTED 11/10/2025 BY SYS