COMM INTERS N LINE OF NW1/4 OF S
CR-133, RUN W 467 FT, S 40 FT FO
W 155.15 FT, S PARALLEL WITH R/W

ANDERSON ALICE D/DOUGLASS CARRIE ANN
191 SE BREAM LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08676-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

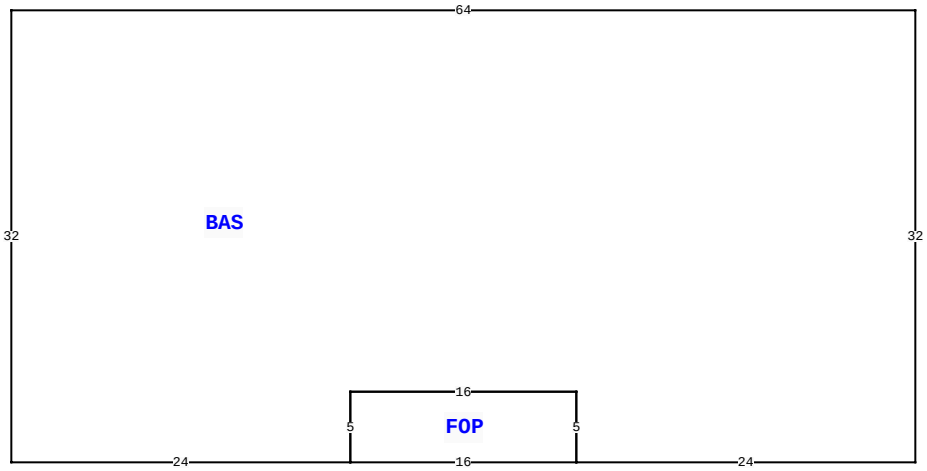
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0802	MULTI-FAMILY/MH
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100		1,968	73,112
FOP	80	30		24	892
TOTALS	2,048			1,992	74,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	1,992	106.9950	66.34	132,149	1981	1981	0	0	0	44.00	56.00

1 M/FAM LOW 100% - 2025 Heated Area: 1968 HX Base Yr 2025



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,586
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		126,586
SOH/AGL Deduction		0
ASSESSED VALUE		126,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,864
TOTAL JUST VALUE		126,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,908

SALE:2:1: 1.58 AC WITH DUPLEX
SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20753	M H	125	05/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/970	10/11/2022	QC	U	I	11	100
GRANTOR: ANDERSON ALICE D						
GRANTEE: ANDERSON ALICE D						
1457/104	1/01/2022	QC	U	I	11	100
GRANTOR: CALHOUN JEAN ANN						
GRANTEE: ANDERSON ALICE D						

1074 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

BUILDING DIMENSIONS

BAS= W64 S32 E24 FOP= E16 N5W16 S5$ N5 E16 S5 E24 N32$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0802	C	MULTI-FAM/MH	100		A-1	0.00	0.00	0.80	AC		1.00	1.00	1.25	14,000.00	17,500.00	14,000							
2	0200	C	MBL HM	0			0.00	0.00	0.80	AC		1.00	1.00	1.25	14,000.00	17,500.00	14,000							

REVIEW DATE 05/22/2017 BY BC Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS

COMM INTERS N LINE OF NW1/4 OF S
CR-133, RUN W 467 FT, S 40 FT FO
W 155.15 FT, S PARALLEL WITH R/W

ANDERSON ALICE D/DOUGLASS CARRIE ANN
191 SE BREAM LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08676-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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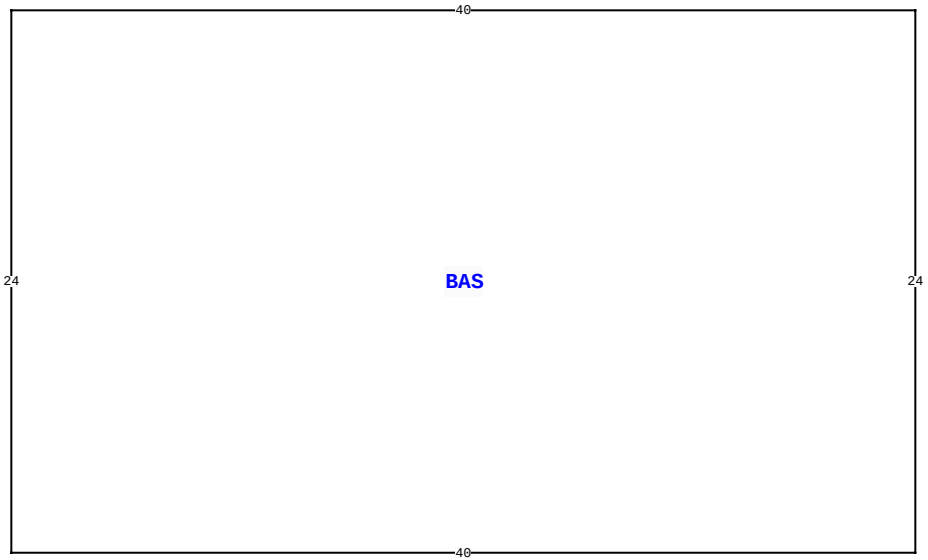
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0802	MULTI-FAMILY/MH
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	22,583
TOTALS	960			960	22,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	98.0100	58.81	56,458	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr 2025



1074 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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TOTAL JUST VALUE		126,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CALHOUN JEAN ANN						
GRANTEE: ANDERSON ALICE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/22/2017 BY BC Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/19/2025 BY SYS