

LOT 3 JOHNS PLACE AT WOODBOROUGH
 WD 1041-700, WD 1405-939,

ANDERSON JOSHUA/ANDERSON ALISSA
 312 SW PILOTS WAY
 LAKE CITY, FL 32024

2025

23-3S-16-02270-013



BUILDING CHARACTERISTICS											MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 52,500 TOTAL MARKET VALUE 52,500 SOH/AGL Deduction 3,000 ASSESSED VALUE 49,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,500 TOTAL JUST VALUE 52,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000											
DOR CODE: 0000 VACANT MAP NUM: MKT AREA: 06 NEIGHBORHOOD/LOC: 23316.010 1.00/																							PERMIT NUM DESCRIPTION AMT ISSUED											
																							SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1405/0939 2/07/2020 WD Q V 01 40,000 GRANTOR: HERMAN & EDNA DOUGLAS GRANTEE: JOSHUA, ALISSA ANDE 1041/0700 3/21/2005 WD Q V 39,000 GRANTOR: WILLIAM C ROWAN & THO GRANTEE: HERMAN & EDNA DOUGL											
TOTALS EXTRA FEATURES											BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE 04/03/2025 MLU											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500																	
REVIEW DATE 04/03/2025 BY MLU Total Acres: 1.76 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 06/20/2025 BY SYS																																		