

E1/2 OF E1/2 OF W1/2 OF NW1/4.
463-4, 732-319, 911-192, 985-263

EICHNER CALVIN
2384 SW ANDERSON ST
LAKE CITY, FL 32024

2026

23-4S-15-00372-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	23415.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100		2,348	141,006
FOP	52	30		16	961
USP	126	35		44	2,642
TOTALS	2,526			2,408	144,609

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0031	BARN, MT AE	0 100	40	30	1.00	UT	0.00	
2	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	19.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,408	82.4888	92.39	222,475	1956	1956	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2023 Heated Area: 2348 HX Base Yr 2023												
2384 SW ANDERSON ST, LAKE CITY												

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/08/2025		MLU	

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										144,609		
TOTAL MARKET OB/XF VALUE										14,800		
TOTAL LAND VALUE - MARKET										150,000		
TOTAL MARKET VALUE										309,409		
SOH/AGL Deduction										218,480		
ASSESSED VALUE										90,929		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										40,207		
TOTAL JUST VALUE										309,409		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										309,709		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045765	Mobile Home		10/25/2022
14543	GARAGE	50	09/22/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1537/672	3/26/2025	LE	U	I	14	100			
GRANTOR: EICHNER CALVIN									
GRANTEE: EICHNER CALVIN (ENH									
1469/2595	6/15/2022	WD	Q	I	01	265,000			
GRANTOR: WHITLOCK DAVID E									
GRANTEE: EICHNER CALVIN									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 FOP= N4 W13 S4 E13\$ W13 N4 E13 N32 W25 S36 W12 S25 E24 USP= S7 E18 N7 W18\$ E36 N25\$.												