

BEG NE COR OF SW1/4 OF NE1/4, RU
238.68 FT, N 783.65 FT TO S R/W
R/W 239.67 FT, S 86.60 FT TO POB

ANDERSON CHARLES
9424 US HIGHWAY 90 W
LAKE CITY, FL 32055

2026

26-3S-15-00258-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
FOP	100	30
USP	160	35
TOTALS	1,460	1,286 95,961

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,286	102.5000	114.80	147,633	1969	1969	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2025											
Heated Area: 1200											
HX Base Yr											
20 8 USP 20 8 46 24 BAS 25 24 25 4 FOP 25 4											
BLD DATE						LGL DATE		04/07/2025			
XF DATE						LAND DATE		MLU			

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0110	C	SFR RURAL	0		A-1	0.00	0.00	4.20	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,961	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		133,961	
SOH/AGL Deduction		0	
ASSESSED VALUE		133,961	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		133,961	
TOTAL JUST VALUE		133,961	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		133,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/1405	5/27/2025	QC	U	I	11	100	
GRANTOR: WEBB CAROLYN ANN							
GRANTEE: ANDERSON CHARLES							
1525/1925	8/22/2024	WD	U	I	11	100	
GRANTOR: ANDERSON CHARLES M							
GRANTEE: WEBB CAROLYN ANN							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W4 USP= N8 W20 S8 E20\$ W46 S24 E25 FOP= S4E25 N4 W25\$ E25 N24\$.													