COMM SE COR OF SW1/4 OF SW1/4, R
FOR POB, CONT W 280.31 FT, N 660
FT, S 660.28 FT TO POB.

SANDERS WILLIAM E SR
681 NW AMANDA ST
LAKE CITY, FL 32055

**2026**

**27-3S-16-02325-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

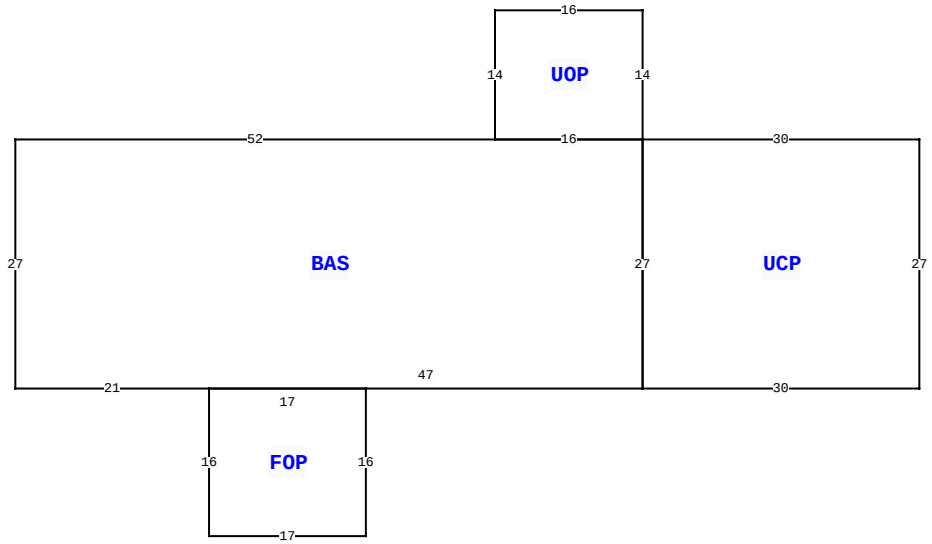
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 27316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,836 | 100 | | 1,836 | 44,380 |
| FOP | 272 | 35 | | 95 | 2,296 |
| UCP | 810 | 20 | | 162 | 3,916 |
| UOP | 224 | 25 | | 56 | 1,354 |
| TOTALS | 3,142 | | | 2,149 | 51,946 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,149 | 100.7190 | 60.43 | 129,864 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 0 Heated Area: 1836 HX Base Yr




681 NW AMANDA ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 51,946 |
| TOTAL MARKET OB/XF VALUE | | 43,296 |
| TOTAL LAND VALUE - MARKET | | 42,400 |
| TOTAL MARKET VALUE | | 137,642 |
| SOH/AGL Deduction | | 48,239 |
| ASSESSED VALUE | | 89,403 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 33,681 |
| TOTAL JUST VALUE | | 137,642 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,717 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29921 | M H | 510 | 02/08/2012 |
| 28725 | POOL | 180 | 07/15/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0774/1899 | 5/06/1993 | WD | Q | V | 02 | 0 |

GRANTOR: ONYS SANDERS

GRANTEE: ED SANDERS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E21 FOP= S16 E17 N16 W17$ E47 UCP= E30 N27 W30 S27$ N27 UOP= N14 W16 S14 E16$ W16$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 70 | 1993 | 1993 | 3 | 70 | 630 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 17 | 204.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 286 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 18 | 18 | 324.00 | UT | 3.00 | 3.00 | 70 | 1993 | 1993 | 3 | 70 | 680 | |
| 6 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 7 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2010 | 2010 | 3 | 65 | 23,296 | |
| 8 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 128.00 | UT | 5.50 | 5.50 | 100 | 2010 | 2010 | 3 | 100 | 704 | |
| 9 | 0214 | GRN HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 10 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |

TOTAL OB/XF 43,296

## LAND DESCRIPTION

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 21,200 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 2.12 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 21,200 | | | | | | | |

REVIEW DATE 03/28/2023 BY KS Total Acres: 4.24 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 11/12/2025 BY SYS