BEG SE COR OF LOT OF PRIMUS
SINGLETON, RUN N 100 FT, E 105
FT, S 100 FT, W 105 FT TO POB.

POWELL ANDREW
939 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

2025

28-3S-17-05657-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

144 NE ANGUS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	3,150
TOTAL MARKET VALUE	6,150
SOH/AGL Deduction	294
ASSESSED VALUE	5,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,856
TOTAL JUST VALUE	6,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10265	M H	125	09/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0410	12/28/2012	QC	U	V	11	1,200
GRANTOR: KEVIN J DICKS						
GRANTEE: ANDREW POWELL						
1001/2126	11/24/2003	TD	Q	I	03	3,900
GRANTOR: CLERK OF COURT						
GRANTEE: KEVIN J DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		00	0.00	0.00	10,500.00	SF		1.00	1.00	0.60	0.50	0.30	3,150							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.24 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 08/19/2025 BY SYS