



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													
Exterior Wall	31	VINYL SID 100	0800	02	1,216	115.9000	69.54	84,561	1999	1999	0	0	0	60.00	40.00	VALUATION BY													
Roof Structure	03	GABLE/HIP 100	4 MOBILE HME 12.7% - 2022										Heated Area: 1216					HX Base Yr					STANDARD						
Roof Cover	12	MODULAR MT 100	16 76 16 BAS																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Stories	1.	1. 100																											
Architectual Units	01	CONV 100 0 100																											
Quality		05 05																											
DOR CODE		5000 IMPROVED AG																											
MAP NUM			MKT AREA															03											
NEIGHBORHOOD/LOC			32216.00			1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,216	100		1,216	33,824																								
TOTALS		1,216			1,216	33,824																							
EXTRA FEATURES						2025 NW QUEEN RD, LAKE CITY										BLD DATE				LGL DATE				04/14/2025		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												
1	0296	SHED METAL	01	2.7	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800													
2	0285	SALVAGE	01	2.7	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000													
3	0070	CARPORT UF	01	2.7	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300													
4	9945	Well/Sept	01	2.7	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
5	0294	SHED WOOD/	01	2.7	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400													
6	0285	SALVAGE	01	2.7	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200													
7	0285	SALVAGE	01	2.7	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800													
8	0261	PRCH, UOP	01	2.7	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500													
9	9947	Septic	01	2.7	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
10	9946	Well	01	2.7	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000													
LAND DESCRIPTION						TOTAL OB/XF										18,000													
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	0200	C	MBL HM	12.7		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000												
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000												
3	6200	A	PASTURE 3	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	280.00	280.00	28,000												
4	5200	A	CROPLAND 2	0		00	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140												
5	5600	A	TIMBER 3	0		00	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777												
6	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	25.00	25.00	375												
REVIEW DATE		01/04/2023		BY JB		Total Acres: 156.00		Total Land Value: 47,292		Market: 462,000		Agricultural: 41,292		Common: 6,000		PRINTED 11/18/2025 BY SYS													

ANDERSON JAMES/ANDERSON WILLIE A
2025 NW QUEEN RD
LAKE CITY, FL 32055

32-2S-16-01804-000

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