N1/2 OF NW1/4.

PB 1111-1507, PB 1111-1396,1415,

ANDERSON JAMES/ANDERSON WILLIE A
2281 NW QUEEN RD
LAKE CITY, FL 32055

2026

32-2S-16-01805-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	24,203
SOH/AGL Deduction	0
ASSESSED VALUE	24,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,203
TOTAL JUST VALUE	280,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1445/1010	8/16/2021	QC	U	I	11	100
GRANTOR: SHELTON CORINE						
GRANTEE: ANDERSON JAMES						
1393/0628	8/28/2019	LE	U	V	14	0
GRANTOR: EDNA M FENNELL (LIFE						
GRANTEE: MAXINE FENNELL & TR						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	5200	A	CROPLAND 2	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030							
2	5600	A	TIMBER 3	0			0.00	0.00	58.00	AC		1.00	1.00	1.00	281.00	281.00	16,298							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	25.00	25.00	75							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	280,000							

REVIEW DATE 01/03/2023 BY JD Total Acres: 80.00 Total Land Value: 23,403 Market: 280,000 Agricultural: 23,403 Common: 0 PRINTED 11/18/2025 BY SYS