LOTS 16 & 17 BLOCK 3 THOMAS PARK
751-937, CT 1011-2696, WD 1022-1

ANDERSON TONY/ANDERSON FELICIA
1245 SW TROY ST
LAKE CITY, FL 32024

2027

00-00-00-12881-016

BUILDING CHARACTERISTICS

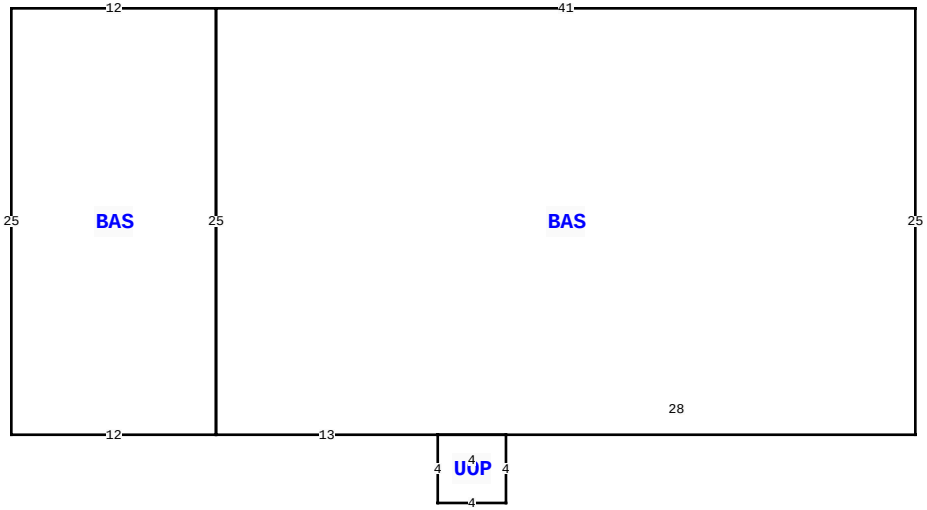
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	23,760
BAS	1,025	100		1,025	81,180
UOP	16	20		3	238
TOTALS	1,341			1,328	105,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	120.0000	132.00	175,296	1992	1995	10	0	0	30.00	60.00

1 SINGLE FAM 0% - 2024 Heated Area: 1325 HX Base Yr



984 NE CHERRY LN, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	30	9	270.00	UT	1.40	1.40	100	0	0	3	100	378	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,178
TOTAL MARKET OB/XF VALUE	378
TOTAL LAND VALUE - MARKET	9,360
TOTAL MARKET VALUE	114,916
SOH/AGL Deduction	0
ASSESSED VALUE	114,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,916
TOTAL JUST VALUE	114,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,828

SALE:1:1: 2 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1463	7/10/2023	WD	U	I	30	69,200
GRANTOR: ANDERSON TONY						
GRANTEE: ANDERSON TONY						
1258/1168	7/22/2013	QC	U	I	11	100
GRANTOR: TONY ANDERSON						
GRANTEE: TONY ANDERSON & LAF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 BAS= W12 S25 E12 N25$ S25 E13 UOP= S4 E4 N4W4$E28 N25$.

LAND DESCRIPTION

TOTAL OB/XF 378

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	0100	C	SFR	0		*RSF-1	104.00	120.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 11/17/2026 BY SYS