E DIV: LOTS 7 & 8 BLOCK 7 THOMAS
356-95, 754-786, 771-849, 786-18

GRAY BERNARD JR
265 NE ANDERSON TER
LAKE CITY, FL 32055

2027

00-00-00-12899-000

BUILDING CHARACTERISTICS

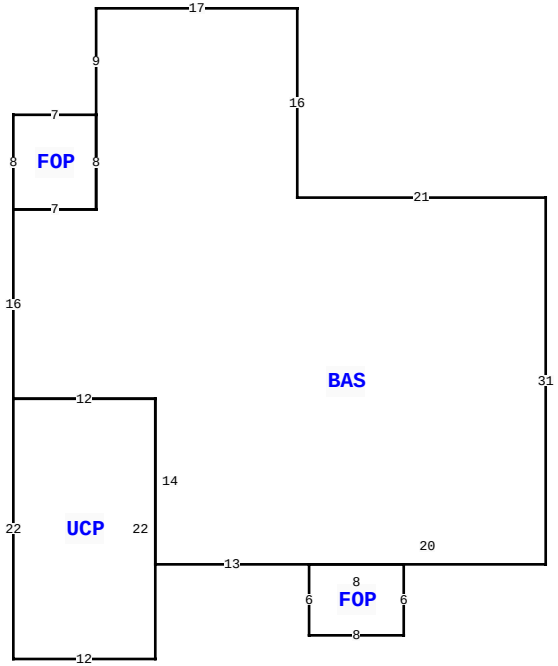
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,492	100		1,492	141,939
FOP	48	30		14	1,332
FOP	56	30		17	1,617
UCP	264	20		53	5,042
TOTALS	1,860			1,576	149,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,576	121.3800	133.52	210,428	1940	2010	10	0	0	18.75	71.25

1 SINGLE FAM 100% - 2025 Heated Area: 1492 HX Base Yr 2026



265 NE ANDERSON TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,930
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		9,360
TOTAL MARKET VALUE		161,290
SOH/AGL Deduction		15,783
ASSESSED VALUE		145,507
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		89,096
TOTAL JUST VALUE		161,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
298	MAINT/ALTR	50	08/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/941	12/02/2024	WD	U	I	41	215,000
GRANTOR: UNIVERSAL PAINTING FL						
GRANTEE: GRAY BERNARD JR						
1521/1560	8/16/2024	WD	U	I	37	99,000
GRANTOR: HOME DISCOUNTERS LLC						
GRANTEE: UNIVERSAL PAINTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N16 W17 S9 FOP= W7 S8 E7 N8$ S8 W7 S16 UCP= S22 E12 N22 W12$ E12 S14 E13 FOP= S6 E8 N6 W8$ E20 N31$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		*RSF-1	104.00	120.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 12/19/2024 BY ME Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 11/17/2026 BY SYS