E DIV: LOTS 6 & 7 BLOCK 11 THOMA
506-595, 639-582, 656-470-479, 6

BRANDT BRUCE W/BRANDT TINA L
214 NE ANDERSON TER
LAKE CITY, FL 32055

2027

00-00-00-12912-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

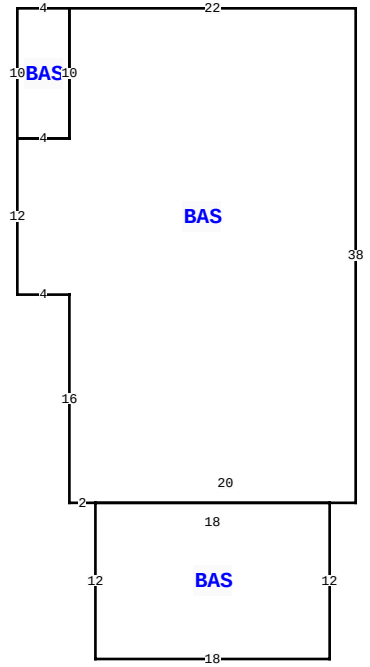
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	40	100		40	2,679
BAS	216	100		216	14,463
BAS	884	100		884	59,190
TOTALS	1,140			1,140	76,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	110.6700	121.74	138,784	1929	1929	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1140 HX Base Yr 2026



214 NE ANDERSON TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		76,331
TOTAL MARKET OB/XF VALUE		787
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		86,118
SOH/AGL Deduction		0
ASSESSED VALUE		86,118
TOTAL EXEMPTION VALUE	HX HB SX	86,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1030	MAINT/ALTR	0	12/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/645	5/27/2025	WD	Q	I	01	129,900
GRANTOR: PERRY GAYNAIR ALDAN J						
GRANTEE: BRANDT BRUCE W						
1284/1395	11/12/2014	QC	U	I	11	100
GRANTOR: KENNETH R PEAVEY						
GRANTEE: GAYNAIR ALDAN PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= W4 S10 E4 N10$S10 W4 S12 E4 S16 E2 BAS= S12 E18 N12 W18$ E20 N38$.

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	100	0	0	916.00	UT	1.50	1.50	50	1995	1995	3	50	687	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 787

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-3	120.00	100.00	12,000.00	SF		1.00	1.00	1.00	0.75	0.75	9,000							

REVIEW DATE 09/05/2025 BY TP Total Acres: 0.28 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS