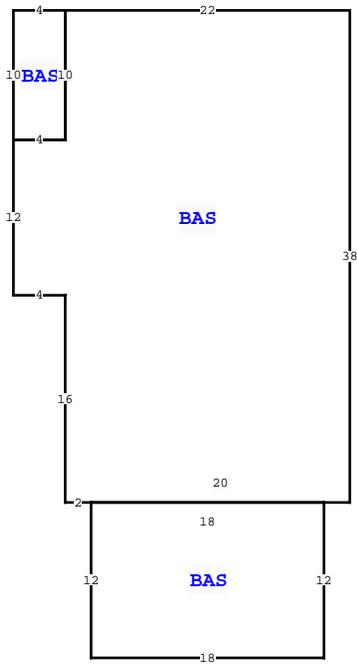




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026									Heated Area: 1140	HX Base Yr 2026



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	2,775
BAS	216	100		216	14,988
BAS	884	100		884	61,339
TOTALS	1,140			1,140	79,102

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			79,102
TOTAL MARKET OB/XF VALUE			787
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			88,889
SOH/AGL Deduction			0
ASSESSED VALUE			88,889
TOTAL EXEMPTION VALUE	HX HB SX		88,889
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			88,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,499

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\$.	

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	0166	CONC,PAVMT	0	100	0	0	0		916.00	UT	1.50				687	
2	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	0.00				100	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	120.00	100.00	12,000.00	SF		1.00	1.00	1.00	0.75	0.75	9,000							