E DIV: LOT 3 BLOCK 13 THOMAS PAR

440-629, 498-164, 464-344, 498-1

GRAHAM BILLY C
286 NE ANDERSON TER
LAKE CITY, FL 32055

2026

00-00-00-12917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

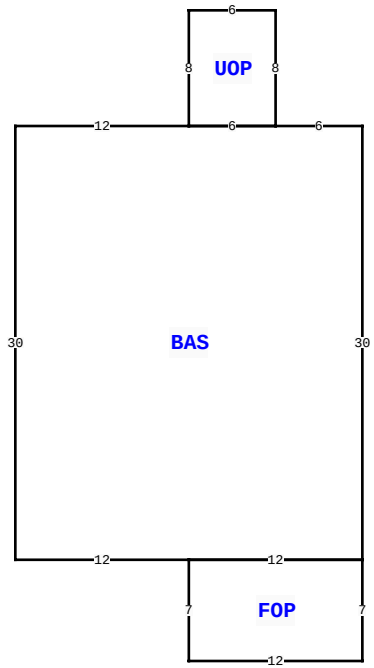
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	03	03
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	720	100		720	35,228
FOP	84	30		25	1,223
UOP	48	20		10	490
TOTALS	852			755	36,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	755	78.0372	88.96	67,165	1950	1975	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2019 Heated Area: 720 HX Base Yr 2019



286 NE ANDERSON TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		36,941
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		5,400
TOTAL MARKET VALUE		43,091
SOH/AGL Deduction		11,902
ASSESSED VALUE		31,189
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		1,189
TOTAL JUST VALUE		43,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,443

SALE:2:1: SEE ORB'S 837-198 THRU 837-200 ALSO

SALE:1:1: AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/2603	10/14/2004	WD	Q	I	04	15,000
GRANTOR: SANDAGE						
GRANTEE: BILLY CHARLES GRAHA						
0864/1568	8/21/1998	AD	Q	I	01	15,000
GRANTOR: SANDAGE						
GRANTEE: GRAHAM & GRAHAM (JT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S30 E12 FOP= S7 E12N7 W12$ E12 N30 W6 UOP= N8 W6 S8 E6$ W6$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 750

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	-360.00	120.00	7,200.00	SF		1.00	1.00	1.00	0.75	0.75	5,400							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.17 Total Land Value: 5,400 Market: 0 Agricultural: 0 Common: 5,400 PRINTED 05/08/2026 BY SYS