E DIV: LOT 4 BLOCK 1 HAMMOND'S A
487-166, 827-1402, DC 827-1086,

ANDERSON SHAWN LLC
458 SW LOCKHEAD LN
LAKE CITY, FL 32025

2026

00-00-00-12995-000

BUILDING CHARACTERISTICS

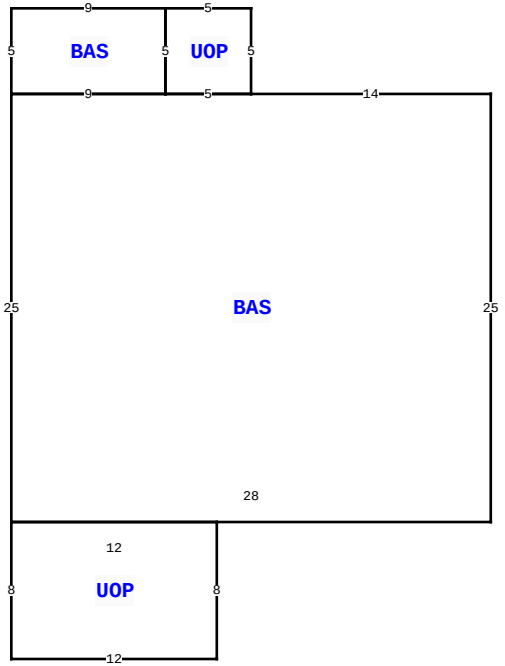
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	45	100		45	2,420
BAS	700	100		700	37,642
UOP	25	20		5	269
UOP	96	20		19	1,022
TOTALS	866			769	41,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	769	73.8634	82.73	63,619	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 745 HX Base Yr



883 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	41,352
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	6,584
TOTAL MARKET VALUE	48,136
SOH/AGL Deduction	0
ASSESSED VALUE	48,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,136
TOTAL JUST VALUE	48,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046611	Electrical Servic	0	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2409	7/31/2023	QC	U	I	11	45,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: ANDERSON SHAWN LLC						
1479/1539	11/17/2022	WD	U	I	11	100
GRANTOR: SPENCE ADAM CHRISTOPH						
GRANTEE: DREW DEVELOPMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N5 W5 S5 E5$ W5 BAS= N5 W9 S5 E9$ W9 S25 UOP= S8 E12 N8 W12$ E28 N25$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	-370.00	99.00	6,930.00	SF		1.00	1.00	1.00	0.95	0.95	6,584							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.16 Total Land Value: 6,584 Market: 0 Agricultural: 0 Common: 6,584 PRINTED 06/23/2026 BY SYS