N1/2 OF NW1/4 OF NE1/4 LYING E O
EX RD R/W.

ALLRED THOMAS ANDREW SR/STERLING ALICIA
177 SW BRITTANY GLN
LAKE CITY, FL 32024

**2026**

**01-6S-15-00490-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 1615.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

5276 SW ICHETUCKNEE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 22,200 |
| TOTAL LAND VALUE - MARKET | 119,020 |
| TOTAL MARKET VALUE | 141,220 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 141,220 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 141,220 |
| TOTAL JUST VALUE | 141,220 |
| NCON VALUE | 22,200 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 102,790 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055754 | New Residential C | 475,000 | 05/28/2026 |
| 000053290 | RV - Recreational | | 06/02/2025 |
| 000053228 | Right-of-Way Acce | | 05/25/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/1929 | 2/19/2025 | WD | Q | V | 01 | 150,000 |
| GRANTOR: ANDERSON SUE E | | | | | | |
| GRANTEE: ALLRED THOMAS ANDRE | | | | | | |
| 1452/229 | 11/08/2021 | WD | Q | V | 01 | 100,000 |
| GRANTOR: DOUGHERTY PAUL R | | | | | | |
| GRANTEE: ANDERSON WILLIAM H | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 2,400.00 | 2,400.00 | 100 | 2026 | 2025 | | 100 | 2,400 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 10,800.00 | 10,800.00 | 100 | 2026 | 2025 | | 100 | 10,800 | |
| 4 | 9910 | RV SITE/RE | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 22,200

| 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 | 0700 | C | MISC RES | 0 | | | 0.00 | 0.00 | 10.82 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 119,020 | | | | | | | |

REVIEW DATE 05/01/2026 BY robin Total Acres: 10.82 Total Land Value: 119,020 Market: 0 Agricultural: 0 Common: 119,020 PRINTED 06/09/2026 BY SYS