BEG AT PT 1000 FT EAST OF NW COR
378 FT TO NE COR OF NW1/4 OF NW
C/L OF LAKE CITY BLOUNTS FERRY R

ANDERSON ROGER
188 SE POLK LN
LAKE CITY, FL 32025

2026

03-4S-16-02729-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

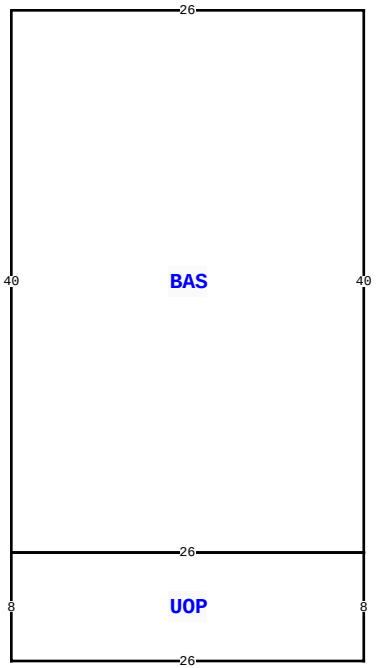
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	34,089
UOP	208	20		42	1,377
TOTALS	1,248			1,082	35,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,082	63.8928	72.84	78,813	1962	1962	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 1040 HX Base Yr



723 SW DEPUTY J DAVIS LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,466
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	25,520
TOTAL MARKET VALUE	68,186
SOH/AGL Deduction	0
ASSESSED VALUE	68,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,186
TOTAL JUST VALUE	68,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/63	1/13/2022	WD	U	I	37	40,100
GRANTOR: BOX ROBERT OSCAR						
GRANTEE: ANDERSON ROGER						
1084/2761	5/26/2006	QC	Q	I	06	100
GRANTOR: ROBERT O BOX & LYNN M						
GRANTEE: ROBERT O BOX & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S40 UOP= S8 E26 N8 W26$E26 N40$.

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			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2022	1962		100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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-2	0.00	0.00	0.66	AC		1.00	1.00	1.00	22,000.00	22,000.00	14,520							
2	0200	C	MBL HM	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	11,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 1.16 Total Land Value: 25,520 Market: 0 Agricultural: 0 Common: 25,520 PRINTED 05/12/2026 BY SYS