

COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 326.72 FT, S 670
FT, N 670.80 FT TO POB & EX 1 AC

LANDERS FRANCES A
395 SW SUMMERHILL GLN
LAKE CITY, FL 32024

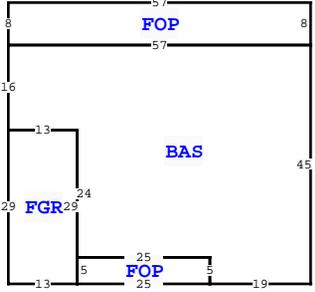
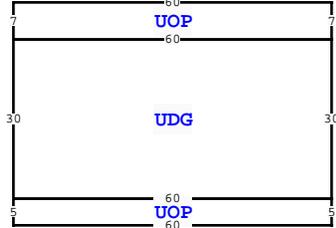
2026

03-5S-16-03455-020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,063	100	
FGR	377	55	
FOP	125	30	
FOP	456	30	
UDG	1,800	55	
UOP	300	20	
UOP	420	20	
TOTALS	5,541		

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%	- 2006								
				Heated Area: 2063			HX Base Yr 2006				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		322,579	
TOTAL MARKET OB/XF VALUE		11,612	
TOTAL LAND VALUE - MARKET		44,330	
TOTAL MARKET VALUE		378,521	
SOH/AGL Deduction		128,277	
ASSESSED VALUE		250,244	
TOTAL EXEMPTION VALUE		106,411	
BASE TAXABLE VALUE		143,833	
TOTAL JUST VALUE		378,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052956	Roof Replacement	23,830	04/28/2025
23534	SFR	589	08/24/2005
22806	GARAGE	450	02/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/2700	4/21/2021	LE U	I	I	14	100
GRANTOR: LANDERS FRANCES A						
GRANTEE: O'BRIEN MICHAEL						
1017/1372	5/24/2004	WD Q	I			45,000
GRANTOR: HOLLNAGEL						
GRANTEE: JACKSON L & FRANCES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	15	60	900.00	UT	2.00	100	2005
2	0070	CARPORT UF	0	100	12	20	240.00	UT	2.50	100	2006
3	0296	SHED METAL	0	100	24	24	576.00	UT	12.00	100	2006
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	100	2006
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014

TOTAL OB/XF												11,612												
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		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,330							

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/22/2026 MLU	

BUILDING DIMENSIONS	
BAS= N45 FOP= N8 W57 S8 E57\$ W57 S16 FGR= S29 E13 N29 W13\$ E13 S24 FOP= S5 E25 N5 W25\$ E25 S5 E19 \$ PTR= N80 UOP= N5 UDG= N30 UOP= N7 W60 S7 E60\$ W60 S30 E60\$ W60 S5 E60\$ S80\$.	