LOT 10 BLOCK 5 LAKEWOOD S/D.
ORB 333-650, 891-2609,
911-1858, 1859, WD 1028-341.

ANSCHULTZ PAUL/ANSCHULTZ ANELA M
1509 SE VALENCIA DR
LAKE CITY, FL 32025

2027

05-4S-17-07822-000

BUILDING CHARACTERISTICS

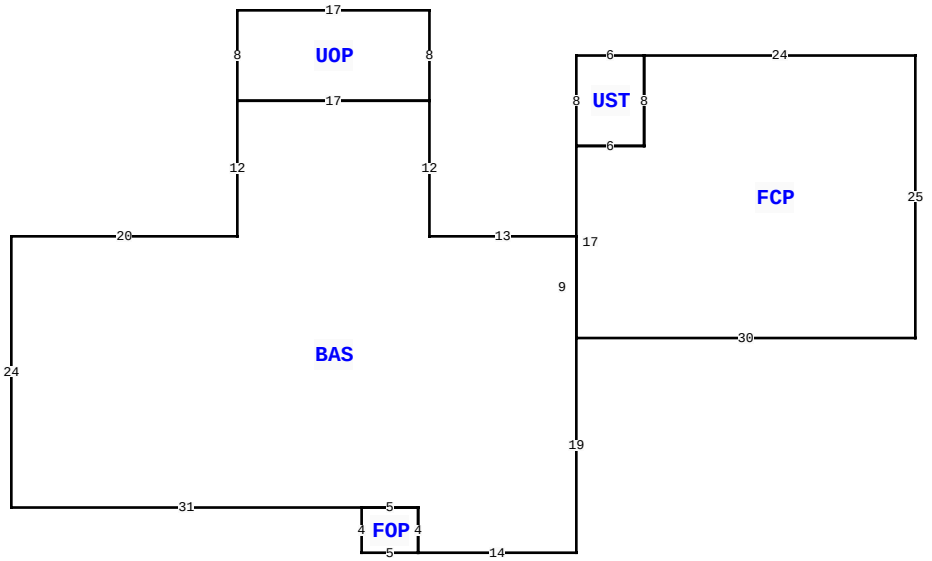
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	105,956
FCP	702	25		176	12,773
FOP	20	30		6	436
UOP	136	20		27	1,960
UST	48	45		22	1,596
TOTALS	2,366			1,691	122,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	101.5000	111.65	188,800	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1460 HX Base Yr 2005



1509 SE VALENCIA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		122,720
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		19,325
TOTAL MARKET VALUE		143,995
SOH/AGL Deduction		59,531
ASSESSED VALUE		84,464
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,053
TOTAL JUST VALUE		143,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,226

LAND:1:1: 85X170 + 4,875 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0341	9/30/2004	WD	Q	I	06	62,700
GRANTOR: CALVIN & LINDA CREAME						
GRANTEE: PAUL & ANGELA M ANS						
0911/1859	9/28/2000	WD	Q	I		71,000
GRANTOR: GEORGE & FRANKIE STAL						
GRANTEE: CALVIN & LINDA CREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N12 UOP= N8 W17 S8 E17$ W17 S12 W20 S24 E31 FOP= S4 E5 N4 W5$ E5 S4 E14 N19 FCP= E30 N25 W24 UST= W6 S8 E6 N8$ S8 W6S17$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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-	285.00	170.00	19,325.00	SF		1.00	1.00	0.80	1.25	1.00	19,325							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.44 Total Land Value: 19,325 Market: 0 Agricultural: 0 Common: 19,325 PRINTED 11/17/2026 BY SYS