LOT 6 BLOCK 6 LAKE FOREST S/D UN
ORB 692-281, PROBATE 1101-2666,

ANSCHULTZ ADANA/ANSCHULTZ KIM E
600 SW OLEANDER PL
LAKE CITY, FL 32025

2027

06-4S-17-07901-000

BUILDING CHARACTERISTICS

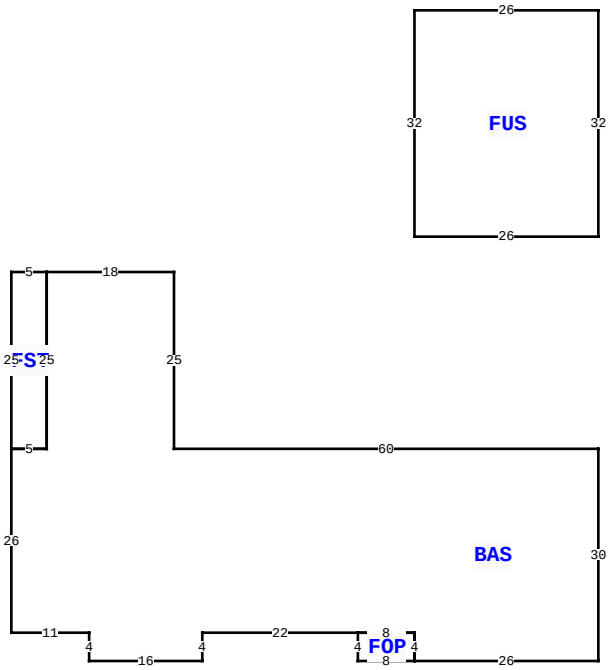
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100		2,776	232,876
FOP	32	30		10	839
FST	125	55		69	5,788
FUS	832	100		832	69,796
TOTALS	3,765			3,687	309,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,687	117.3312	129.06	475,844	1964	1964	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2007 Heated Area: 3608 HX Base Yr 2007



600 SW OLEANDER PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		309,299
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		330,199
SOH/AGL Deduction		139,782
ASSESSED VALUE		190,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,006
TOTAL JUST VALUE		330,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,831

LAND:1:1: 100.59 X 125 + 3,241 SF (130 EFF. FF)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0519	REROOF	18,720	06/10/2025
000043881	Roof Replacement	18,275	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0977	7/27/2007	WD	Q	I	05	30,000

GRANTOR: PAUL, JOHN & PETER AN

GRANTEE: ADANA & KIM ANSCHUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 N25 W18 FST= W5 S25 E5 N25$ S25 W5 S26 E11 S4 E16 N4 E22 FOP= S4 E8 N4 W8 $ E8 S4 E26 N30$ PTR= N30 FUS= N32 W26 S32 E26$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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-2	125.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS