THE FOLLOWING DESC LYING IN SEC
OF SW1/4 OF SW1/4, E 1319.94 FT
SW1/4 OF SW1/4, S 493.80 FT, W 1

YATES LARRY BRANDON/YATES DEERRA KRISTEN
2183 SE OCTOBER RD
LAKE CITY, FL 32025

2026

12-6S-17-09651-001

BUILDING CHARACTERISTICS

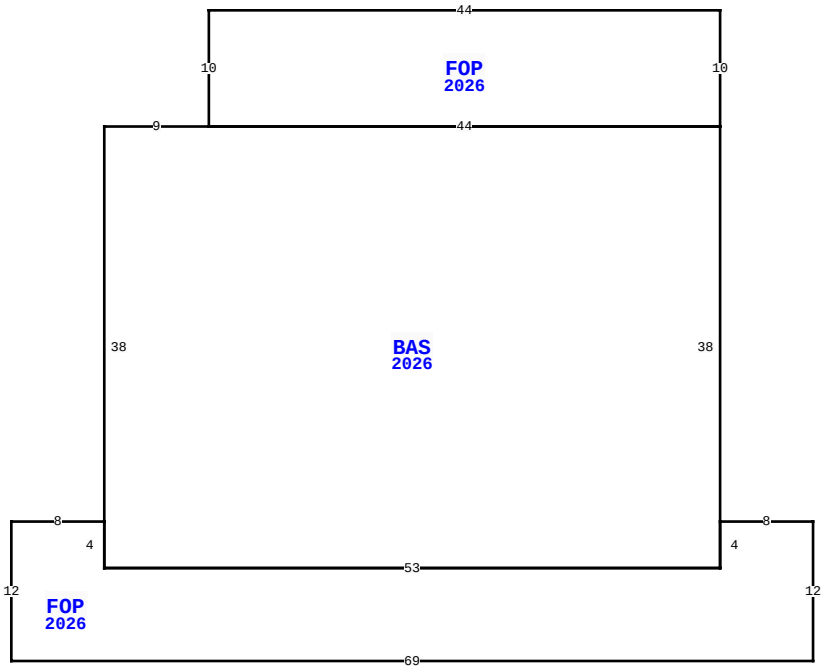
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2026	2,014	271,266
FOP	440	30	2026	132	17,779
FOP	616	30	2026	185	24,918
TOTALS	3,070			2,331	313,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	118.1460	134.69	313,962	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2014 HX Base Yr 2026



2183 SE OCTOBER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,962
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,538
TOTAL MARKET VALUE		336,787
SOH/AGL Deduction		0
ASSESSED VALUE		336,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,376
TOTAL JUST VALUE		411,500
NCON VALUE		313,962
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050401	New Residential C	312,000	07/19/2024
000050396	Right-of-Way Acce		07/19/2024
000046159	Electrical Servic	0	12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/2091	11/09/2021	WD	U	V	16	28,300
GRANTOR: ANSLEY LEIGH H FAMILY						
GRANTEE: YATES LARRY BRANDON						
1452/2089	11/05/2021	WD	U	V	16	28,300
GRANTOR: ANSLEY DONNA B						
GRANTEE: YATES LARRY BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,0] W44 W9 S38 E53 N38 $
FOP=[YR=2026;ORIG=60,-10] W44 S10 E44 N10 $
FOP=[YR=2026;ORIG=68,34] W8 S4 W53 N4 W8 S12 E69 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1		0.00	3.04	AC		1.00	1.00	0.75	8,500.00	6,375.00	19,380							
2	5600	A	TIMBER 3	100					12.26	AC		1.00	1.00	1.00	281.00	281.00	3,445							
3	9910	M	MKT.VAL.AG	100					12.26	AC		1.00	1.00	0.75	8,500.00	6,375.00	78,158							

REVIEW DATE 04/15/2026 BY robin Total Acres: 15.30 Total Land Value: 22,825 Market: 78,158 Agricultural: 3,445 Common: 19,380 PRINTED 05/08/2026 BY SYS