N1/2 EX RD R/W'S & EX 21.72 AC D
1016-1275 & EX 106.48 AC DESC IN
EX 21.53 AC DESC IN WD 1473-2607

ANDERSON SHAWN
458 SW LOCKHEAD LN
LAKE CITY, FL 32025

2027

13-2S-15-00043-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,582
TOTAL MARKET VALUE	40,352
SOH/AGL Deduction	0
ASSESSED VALUE	40,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,352
TOTAL JUST VALUE	350,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2608	8/22/2022	WD	U	V	11	100
GRANTOR: SOUTHERN SPECIALTY BU						
GRANTEE: ANDERSON MARY J						
1011/2838	4/07/2004	WD	Q	V		625,000
GRANTOR: NORTH FLORIDA LAND VE						
GRANTEE: SOUTHERN SPECIALTY						

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0			0.00	0.00	141.72	AC		1.00	1.00	1.00	281.00	281.00	39,823							
2	5997	A	RIVERS/BAYS/	0			0.00	0.00	4.20	AC		1.00	1.00	1.00	25.00	25.00	105							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	10.59	AC		1.00	1.00	1.00	40.00	40.00	424							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	156.51	AC		1.00	1.00	0.80	2,800.00	2,240.00	350,582							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 156.51 Total Land Value: 40,352 Market: 350,582 Agricultural: 40,352 Common: 0 PRINTED 11/17/2026 BY SYS