

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

**2026**

13-2S-15-00043-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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															
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		13215.00 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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																					
TOTALS																				BLD DATE		LGL DATE		04/14/2025		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE		04/25/2022		SPF											
L N	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	BUILDING DIMENSIONS																				
LAND DESCRIPTION										TOTAL OB/XF										0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/09/2026 BY SYS																																					