

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																					
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																											
EXTRA FEATURES																											
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												

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	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									

LAND DESCRIPTION										TOTAL OB/XF														
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							