SE1/4 OF SW1/4 OF SW1/4 WD
1033-1465

JACKSON KEITH/JACKSON STEFANIE M
1355 SW ANDERSON ST
LAKE CITY, FL 32024

**2026**

**13-4S-15-00355-002**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

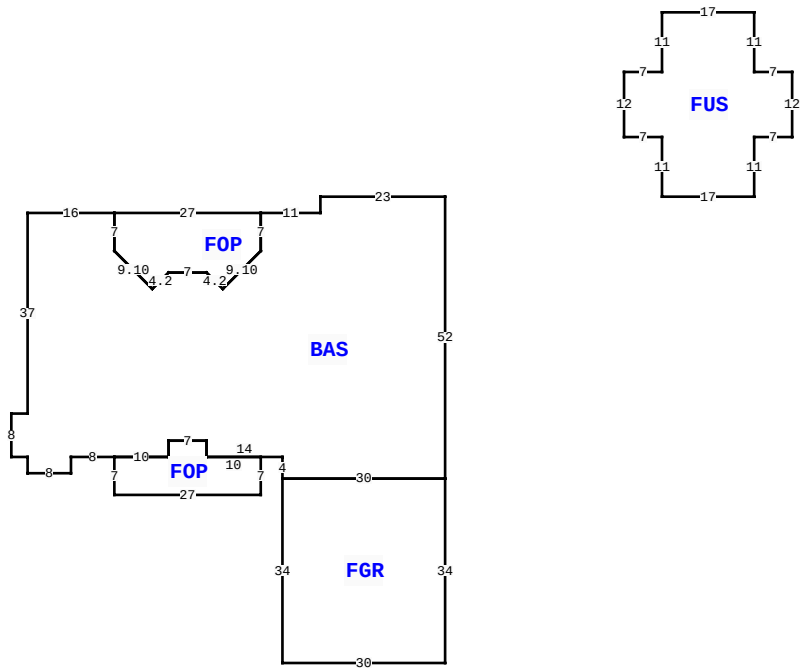
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 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 | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 13415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,382 | 100 | | 3,382 | 371,939 |
| FGR | 1,020 | 55 | | 561 | 61,697 |
| FOP | 210 | 30 | | 63 | 6,929 |
| FOP | 299 | 30 | | 90 | 9,898 |
| FUS | 746 | 100 | | 746 | 82,042 |
| TOTALS | 5,657 | | | 4,842 | 532,504 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,842 | 120.5878 | 137.47 | 665,630 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 4128 HX Base Yr 2006




1355 SW ANDERSON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 532,504 |
| TOTAL MARKET OB/XF VALUE | | 30,606 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 575,130 |
| SOH/AGL Deduction | | 191,418 |
| ASSESSED VALUE | | 383,712 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 332,301 |
| TOTAL JUST VALUE | | 658,110 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 650,314 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048543 | Roof Replacement | 24,000 | 10/31/2023 |
| 23261 | POOL | 180 | 06/13/2005 |
| 22613 | SFR | 1,150 | 12/17/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1033/1465 | 12/15/2004 | WD | U | V | 08 | 9,000 |

GRANTOR: BENNETT

GRANTEE: JACKSON

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S3 W11 S7 D7L7 U3L3 W7 D3L3 U7L7 N7 W16 S37 W3 S8 E3 S3 E8 N3 E8 E10 N3 E7 S3 E14 S4 E30 N52 $
FGR=[ORIG=-30,52] S34 E30 N34 W30 $
FUS=[ORIG=40,0] E17 N11 E7 N12 W7 N11 W17 S11 W7 S12 E7 S11 $
FOP=[ORIG=-34,3] W27 S7 D7R7 U3R3 E7 D3R3 U7R7 N7 $
FOP=[ORIG=-61,48] S7 E27 N7 W10 N3 W7 S3 W10 $
.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,360.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 3,400 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 123.00 | UT | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 100 | 1,230 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 24 | 40 | 960.00 | UT | 70.00 | 70.00 | 30 | 2005 | 2005 | 3 | 30 | 20,160 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 28 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 2,520 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 10 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 540 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 14 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 756 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,606

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 85,500 | | | | | | | |

REVIEW DATE 12/03/2024 BY KS Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 05/08/2026 BY SYS