BEG SE COR OF SW1/4 OF SE1/4,
RUN W 415 FT, N 1049.73 FT,
E 415 FT, S 1049.73 FT TO POB,

MABILE RACHEL G
P O BOX 1775
LAKE CITY, FL 32056

2026

13-4S-15-00359-000

BUILDING CHARACTERISTICS

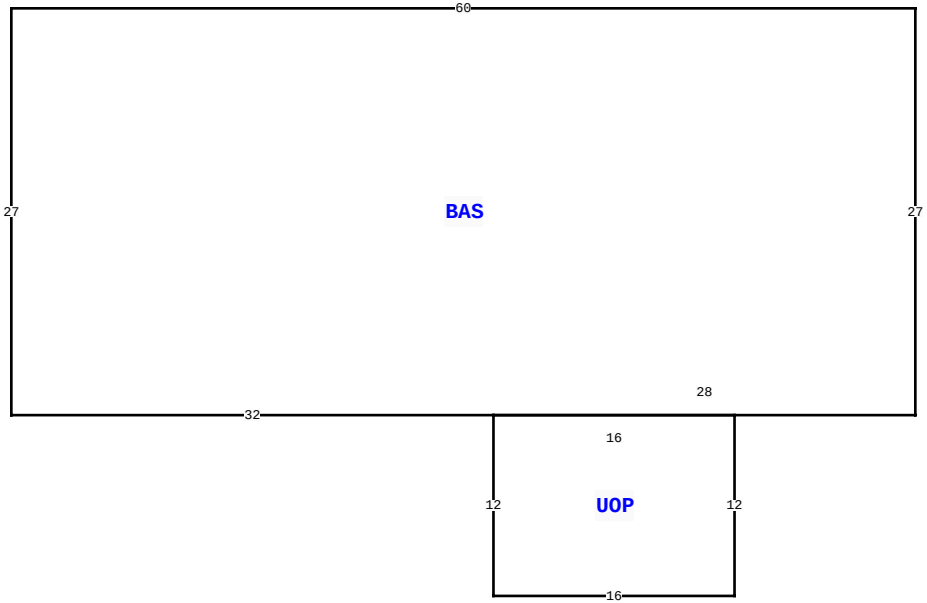
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,620	100		1,620	40,396
UOP	192	25		48	1,197
TOTALS	1,812			1,668	41,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	103.9000	62.34	103,983	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1620 HX Base Yr 2009



875 SW ANDERSON ST, LAKE CITY

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

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,593
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		62,163
SOH/AGL Deduction		27,678
ASSESSED VALUE		34,485
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		4,485
TOTAL JUST VALUE		145,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33252	M H	388	08/06/2015
32905	M H	563	04/23/2015
32033	M H	468	06/12/2014
12877	M H	125	08/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1083	3/31/2018	LE	U	I	14	100
GRANTOR: RACHEL G BICKEL (AKA						
GRANTEE: BRIANNA NASH HAIRE						
1333/2513	3/31/2017	LE	U	I	14	50,000
GRANTOR: RACHEL G BICKEL (AKA						
GRANTEE: BRIANNA NASH HAIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E32 UOP= S12 E16 N12 W16$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	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		A-1	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		A-1	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 06/22/2026 BY SYS