COMM SE COR, RUN W 986.75 FT, N
FOR POB, CONT N 432.55 FT, W 100
432.55 FT, E 1008.15 FT TO POB.

HEARNE SANDRA G FAMILY TRUST DATED JULY 31, 2026
1789 SW ANDERSON ST
LAKE CITY, FL 32024

2027

14-4S-15-00370-004

BUILDING CHARACTERISTICS

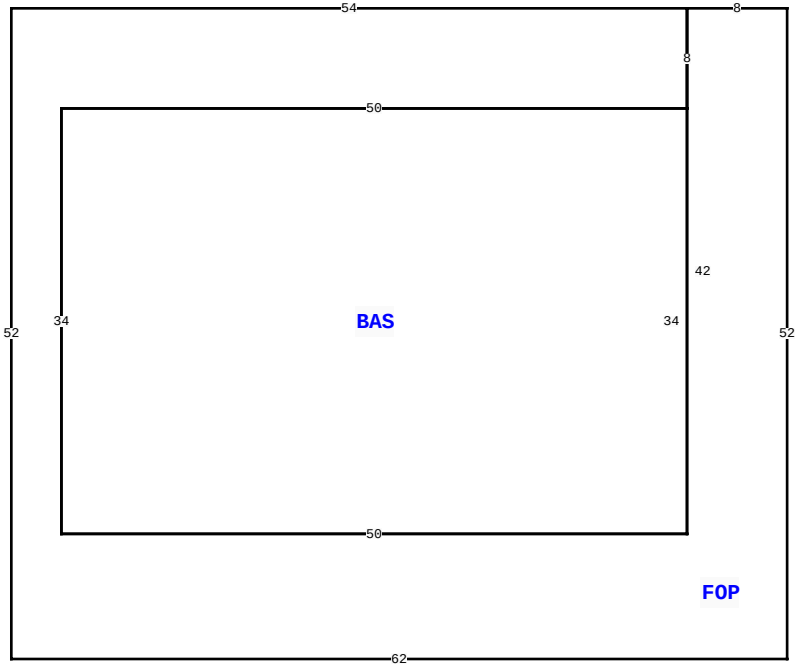
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100		1,700	179,841
FOP	1,524	30		457	48,346
TOTALS	3,224			2,157	228,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	121.7350	133.91	288,844	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1700 HX Base Yr 2005



1789 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	820.00	UT	2.00	2.00	100	2004	2004	3	100	1,640	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,187
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		66,566
TOTAL MARKET VALUE		297,893
SOH/AGL Deduction		106,934
ASSESSED VALUE		190,959
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		84,548
TOTAL JUST VALUE		297,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20937	SFR	312	07/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/24	7/31/2026	WD	U	I	11	100
GRANTOR: HEARNE SANDRA						
GRANTEE: HEARNE SANDRA G FAM						
0935/1785	9/20/2001	WD	Q	V	01	100
GRANTOR: MARY ELLA ANDERSON &						
GRANTEE: SANDRA & DOUGLAS HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S34 E50 N34$ FOP= N8 W54 S52 E62 N52 W8 S42 W50 N34 E50$.

LAND DESCRIPTION

TOTAL OB/XF 3,140

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	10.01	AC		1.00	1.00	0.70	9,500.00	6,650.00	66,566							

REVIEW DATE 04/30/2024 BY JB Total Acres: 10.01 Total Land Value: 66,566 Market: 0 Agricultural: 0 Common: 66,566 PRINTED 11/17/2026 BY SYS