COMM SE COR OF SEC, W 246.61 FT
246.74 FT, N 441.89 FT, E 246.74
FT TO POB EX RD R/W.

POWELL TRACIE/POWELL ROBERT MARK SR
1673 SW ANDERSON ST
LAKE CITY, FL 32024-1079

2027

14-4S-15-00370-007

BUILDING CHARACTERISTICS

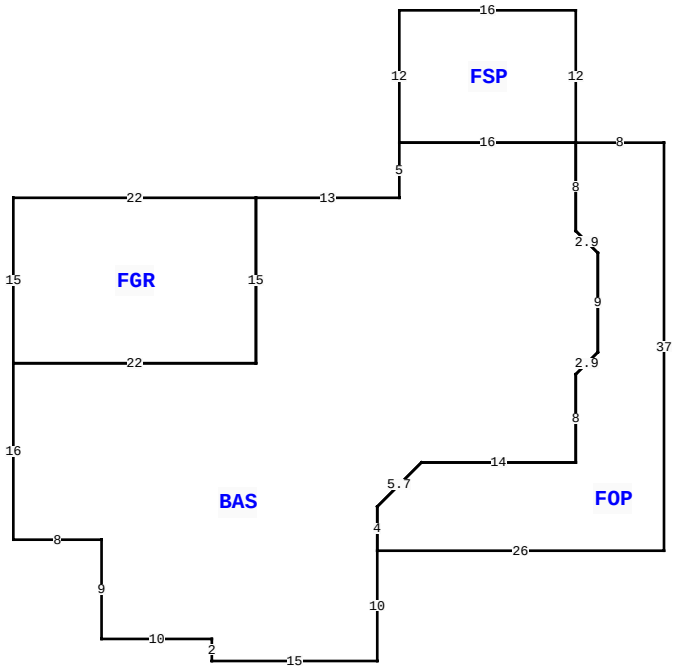
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	07	07
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	1,490	100		1,490	167,421
FGR	330	55		182	20,450
FOP	410	30		123	13,821
FSP	192	40		77	8,652
TOTALS	2,422			1,872	210,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	126.1062	138.72	259,684	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1490 HX Base Yr 2022



1673 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,344
TOTAL MARKET OB/XF VALUE		20,888
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		266,232
SOH/AGL Deduction		15,886
ASSESSED VALUE		250,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,935
TOTAL JUST VALUE		266,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27797	POOL	160	05/08/2009
24164	SFR	474	02/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/770	2/12/2021	WD	U	I	30	230,000
GRANTOR: POWELL STEWART						
GRANTEE: POWELL TRACIE						
1356/1289	3/23/2018	WD	Q	I	01	185,000
GRANTOR: FRANK B & BETH ANN KO						
GRANTEE: STEWART POWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FGR= W22 S15 E22 N15$ S15 W22 S16 E8 S9 E10 S2 E15 N10 FOP= E26 N37 W8 S8 R2 D2 S9 D2 L2 S8 W14 L4 D4 S4$ N4 U4 R4 E14 N8 R2 U2 N9 U2 L2 N8 FSP= N12 W16 S12 E16$ W16 S5$.

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	2006	2006	3	100	2,000	
2	0280	POOL R/CON	0	100	13	27	351.00	UT	70.00	70.00	100	2009	2009	3	61	14,988	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
4	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	2.00	2.00	100	2014	2014	3	100	2,400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 20,888

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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 04/30/2024 BY JB Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS