LOT 3 EASTWOOD S/D.

LE 1458-2674, DC 1547-2755, LE 1

TANNACHION CHARLES A/TANNACHION JUDITH G
183 SE ANASTASIA ST
LAKE CITY, FL 32025

2027

15-4S-17-08360-153

BUILDING CHARACTERISTICS

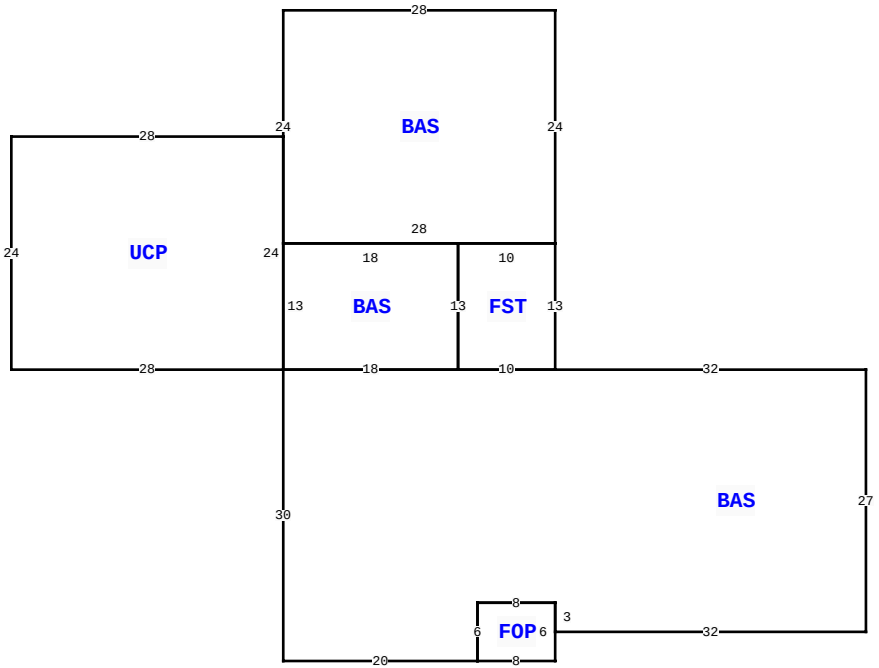
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100		234	19,577
BAS	672	100		672	56,220
BAS	1,656	100		1,656	138,544
FOP	48	30		14	1,171
FST	130	55		72	6,024
UCP	672	20		134	11,211
TOTALS	3,412			2,782	232,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,782	117.0120	128.71	358,071	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2562 HX Base Yr



183 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,746
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		257,946
SOH/AGL Deduction		133,790
ASSESSED VALUE		124,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,745
TOTAL JUST VALUE		257,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041339	Roof Replacement	12,000	02/16/2021
27517	ADDN SFR	256	12/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1575/1746	8/24/2026	LE	U	I	14	100
GRANTOR: TANNACHION CHARLES A						
GRANTEE: TANNACHION CHARLES						
1458/2674	2/07/2022	LE	U	I	14	100
GRANTOR: TANNACHION CHARLES A						
GRANTEE: TANNACHION JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FST= N13 BAS= N24 W28 S24 E28$ W10 S13 E10$ W10 BAS= N13 W18 S13 E18$ W18 UCP= N24 W28 S24 E28$ S30E20 FOP= E8N6 W8 S6$ N6 E8 S3 E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/06/2021 BY JS Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS