LOT 6 WOODLAND NORTH S/D.
659-588-595, 677-205, 711-668, 7

HEAPE JONATHAN THAI/HEAPE CAITLIN ELIZABETH
431 SE ANASTASIA ST
LAKE CITY, FL 32025

2027

16-4S-17-08382-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

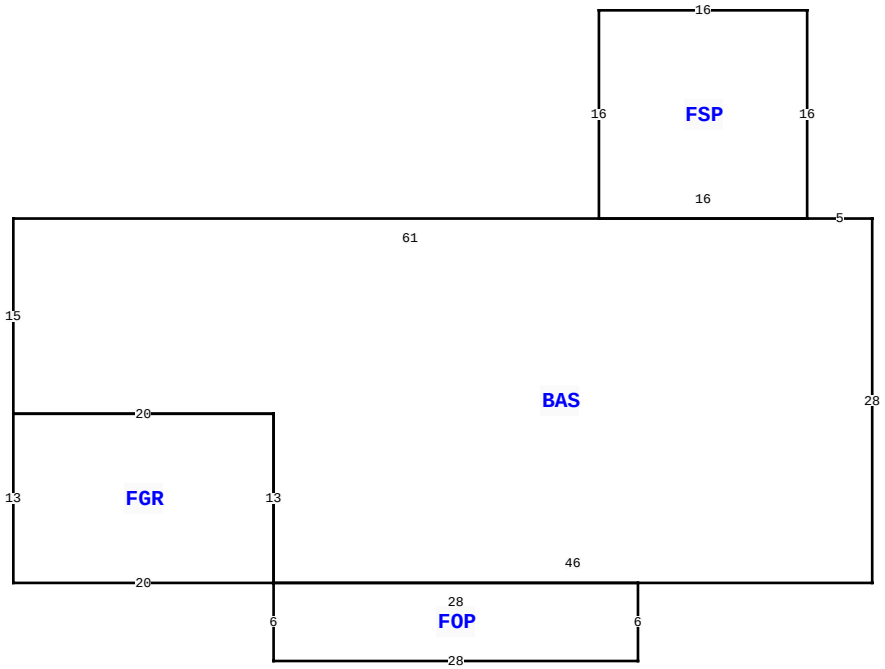
NEIGHBORHOOD/LOC 16417.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100		1,588	168,122
FGR	260	55		143	15,140
FOP	168	30		50	5,294
FSP	256	40		102	10,799
TOTALS	2,272			1,883	199,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	128.3310	141.16	265,804	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1588 HX Base Yr 2026



431 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,353
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		228,453
SOH/AGL Deduction		0
ASSESSED VALUE		228,453
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,042
TOTAL JUST VALUE		228,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30410	MAINT/ALTR	0	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/244	7/21/2025	WD	Q	I	01	275,000
GRANTOR: HEDGESPETH DEREK						
GRANTEE: HEAPE JONATHAN THAI						
1503/667	11/17/2023	WD	Q	I	01	255,000
GRANTOR: DAVIS JOHN R						
GRANTEE: HEDGESPETH DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N16 W16 S16 E16$ W61 S15 FGR= S13 E20 N13W20$ E20 S13 FOP= S6E28 N6 W28$ E46 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,600

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 08/01/2025 BY TP Total Acres: 0.61 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS