

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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	1.100	
Architectual Units	05	CONV	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
BAS	1,588	100	
FGR	260	55	
FOP	168	30	
FSP	256	40	
TOTALS	2,272		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2026								
			Heated Area: 1588			HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			202,983
TOTAL MARKET OB/XF VALUE			6,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			232,083
SOH/AGL Deduction			0
ASSESSED VALUE			232,083
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			180,672
TOTAL JUST VALUE			232,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,789

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	0
2	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1998
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2004
4	0210	GARAGE U	0	100	0	0	0	0.00	0.00	100	2017

TOTAL OB/XF												6,600			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT					

BUILDING NOTES											
431 SE ANASTASIA ST, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/14/2026 MLU											

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			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										