LOTS 15 & 16 HIGH POINTE S/D.
WD 1189-1043, WD 1396-2046, WD 1

HAZEN LINDA REVOCABLE TRUST DATED FEBRUARY 18, 202
200 NW ANSLEY PL
LAKE CITY, FL 32055

2027

20-3S-16-02202-115

BUILDING CHARACTERISTICS

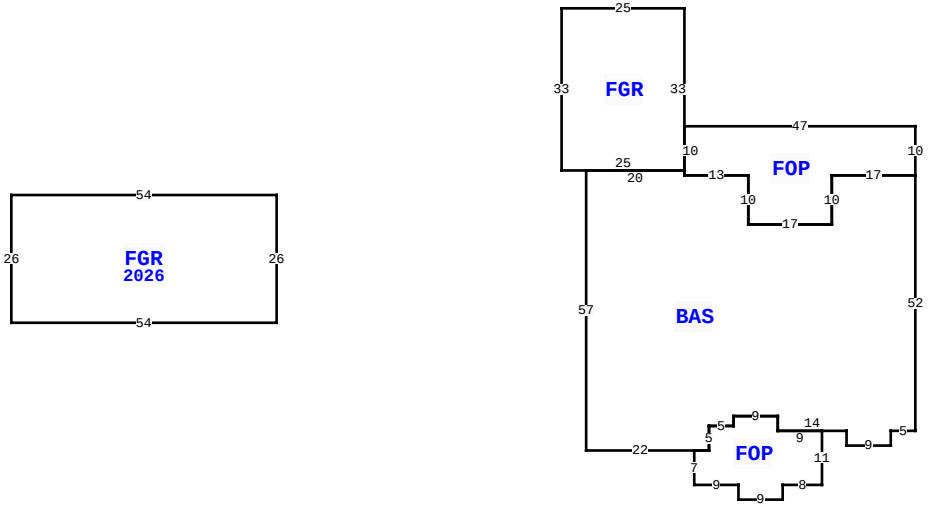
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,429	100		3,429	528,275
FGR	825	55		454	69,944
FGR	1,404	55	2026	772	118,935
FOP	333	30		100	15,406
FOP	640	30		192	29,580
TOTALS	6,631			4,947	762,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,947	145.8909	160.48	793,895	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 3429 HX Base Yr 2026



200 NW ANSLEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	1,620.00	UT	3.00	3.00	100	2022	2021		100	4,860	
2	0280	POOL R/CON	0	100	13	33	429.00	UT	70.00	70.00	100	2023	2022		95	28,529	
3	0282	POOL ENCL	0	100	33	45	1,485.00	UT	15.00	15.00	100	2023	2022		80	17,820	
4	0166	CONC,PAVMT	0	100	0	0	1,056.00	UT	3.00	3.00	100	2023	2022		100	3,168	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
6	0166	CONC,PAVMT	0	100	20	54	1,080.00	UT	5.00	5.00	100	2026	2025		100	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	762,139
TOTAL MARKET OB/XF VALUE	65,177
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	947,316
SOH/AGL Deduction	67,376
ASSESSED VALUE	879,940
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	828,529
TOTAL JUST VALUE	947,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	961,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050862	Storage Building	133,577	06/03/2026
000050421	Electrical Servic	0	07/23/2024
000050167	Right-of-Way Acce		06/21/2024
000045100	Screen Enclosure	18,000	08/03/2022
000044343	Swimming Pool and	63,700	05/04/2022
40771	SFR	0	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1381	2/05/2024	WD	Q	I	01	1,025,000
GRANTOR: TERRELL DAVID C JR						
GRANTEE: HAZEN LINDA REVOCAB						
1420/1329	9/25/2020	WD	U	V	30	100
GRANTOR: DAVID JR & TYMBER TER						
GRANTEE: DAVID C JR & TYMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-11] W17 S10 W17 N10 W13 N1 W20 S57 E22 E3 N5 E5 N2 E9 S3 E14 S3 E9 N3 E5 N52 $
FGR=[ORIG=-62,-45] E25 S33 W25 N33 $
FOP=[ORIG=10,-21] W47 S10 E13 S10 E17 N10 E17 N10 $
FOP=[ORIG=-9,41] W9 N3 W9 S2 W5 S5 W3 S7 E9 S3 E9 N3 E8 N11 $
FGR=[YR=2026;ORIG=-174,-7] E54 S26 W54 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 65,177

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 4.21 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/16/2026 BY SYS