BEG NW COR OF NE1/4 OF SW1/4, S
FT, S 418 FT, E 496.60 FT, N 210
FT, N 428.12 FT, W 384.83 FT, N

ANDERSON COLUMBIA CO. INC
PO BOX 1829
LAKE CITY, FL 32056

**2026**

**21-2S-16-01684-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 21216.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/11/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 61,709 |
| TOTAL MARKET VALUE | 61,709 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 61,709 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,709 |
| TOTAL JUST VALUE | 61,709 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 61,709 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1479/1618 | 11/07/2022 | WD | Q | V | 05 | 83,900 |
| GRANTOR: HUGHES VANESSA BOWLES | | | | | | |
| GRANTEE: ANDERSON COLUMBIA C | | | | | | |
| 0819/2401 | 11/27/1995 | PR | Q | V | 02 | 0 |
| GRANTOR: ESTATE OF EARDENE BOW | | | | | | |
| GRANTEE: MATTIE A BOWLES AS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 9900 | C | AC NON-AG | 0 | | 00 | 0.00 | 0.00 | 19.55 | AC | | 1.00 | 1.00 | 0.85 | 3,500.00 | 2,975.00 | 58,161 | | | | | | | |
| 2 | 9630 | C | SWAMP | 0 | | A-1 | 0.00 | 0.00 | 13.14 | AC | | 1.00 | 1.00 | 1.00 | 270.00 | 270.00 | 3,548 | | | | | | | |

REVIEW DATE 04/11/2025 BY MLU Total Acres: 32.69 Total Land Value: 61,709 Market: 0 Agricultural: 0 Common: 61,709 PRINTED 03/24/2026 BY SYS