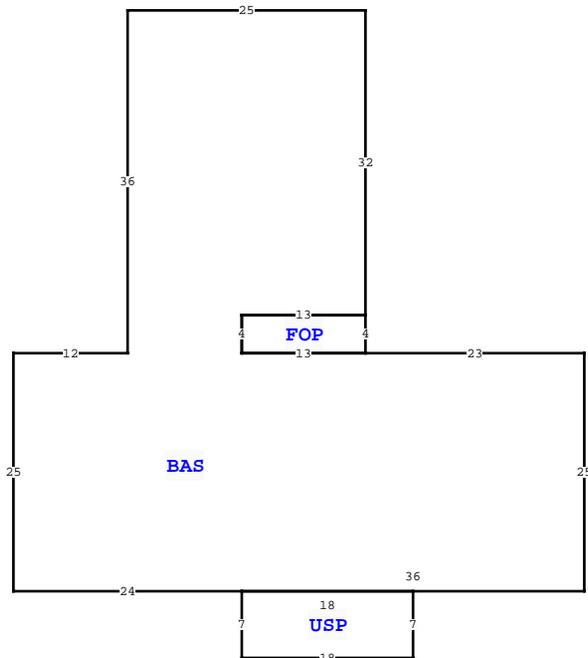


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,348	100	
FOP	52	30	
USP	126	35	
TOTALS	2,526		

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%	- 2023		226,448	1956	1956	0	0	35.00	65.00	Heated Area: 2348 HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			147,191
TOTAL MARKET OB/XF VALUE			14,800
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			331,991
SOH/AGL Deduction			241,326
ASSESSED VALUE			90,665
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			39,254
TOTAL JUST VALUE			331,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045765	Mobile Home		10/25/2022
14543	GARAGE	50	09/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/672	3/26/2025	LE U	I	I	14	100
GRANTOR: EICHNER CALVIN						
GRANTEE: EICHNER CALVIN (ENH)						
1469/2595	6/15/2022	WD Q	I	I	01	265,000
GRANTOR: WHITLOCK DAVID E						
GRANTEE: EICHNER CALVIN						

EXTRA FEATURES															
L N	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	0031	BARN, MT AE	0	100 40 30	1.00	UT	0.00	0.00	100	1985	1985	3	100	6,000	
2	0120	CLFENCE	4	0 100 0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0080	DECKING	0	100 0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0104	GENERATOR	0	100 0 0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
5	9947	Septic	0	100 0 0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

TOTAL OB/XF													
2384 SW ANDERSON ST, LAKE CITY													
14,800													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W23 FOP= N4 W13 S4 E13\$ W13 N4 E13 N32 W25 S36 W12 S25 E24 USP= S7 E18 N7 W18\$ E36 N25\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							