E1/2 OF E1/2 OF W1/2 OF NW1/4.

463-4, 732-319, 911-192, 985-263

EICHNER CALVIN
2384 SW ANDERSON ST
LAKE CITY, FL 32024

2026

23-4S-15-00372-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

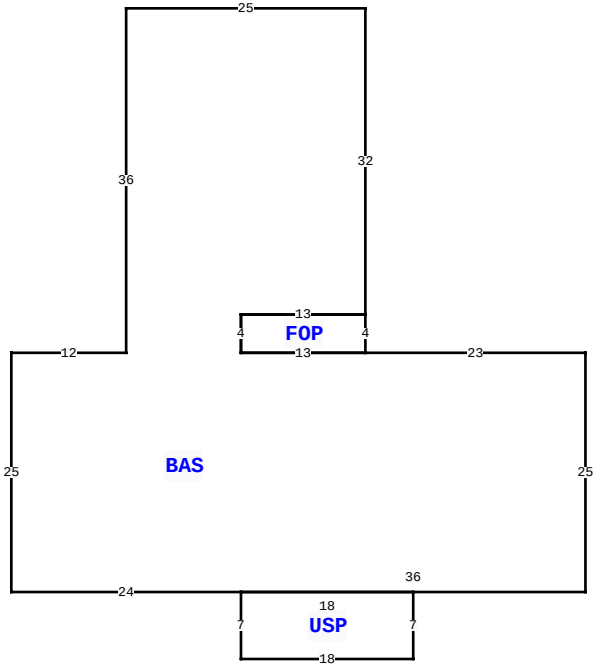
NEIGHBORHOOD/LOC 23415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,348	100		2,348	141,006
FOP	52	30		16	961
USP	126	35		44	2,642
TOTALS	2,526			2,408	144,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,408	82.4888	92.39	222,475	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2348 HX Base Yr 2023



2384 SW ANDERSON ST, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,609
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		329,409
SOH/AGL Deduction		238,744
ASSESSED VALUE		90,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,254
TOTAL JUST VALUE		329,409
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	14	100
GRANTOR: EICHNER CALVIN						
GRANTEE: EICHNER CALVIN (ENH						
1469/2595	6/15/2022	WD	Q	I	01	265,000
GRANTOR: WHITLOCK DAVID E						
GRANTEE: EICHNER CALVIN						

BUILDING NOTES

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 14,800

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	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							

REVIEW DATE 06/10/2025 BY KS Total Acres: 20.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 06/23/2026 BY SYS