E1/2 OF W1/2 OF E1/2 OF W1/2
OF NW1/4. DC ORB 971-2433,
QC 971-2434,WD 991-828,WD 1080

BOLTIN RUFUS R JR/BOLTIN STACY S
2430 SW ANDERSON ST
LAKE CITY, FL 32024

2027

23-4S-15-00373-000

BUILDING CHARACTERISTICS

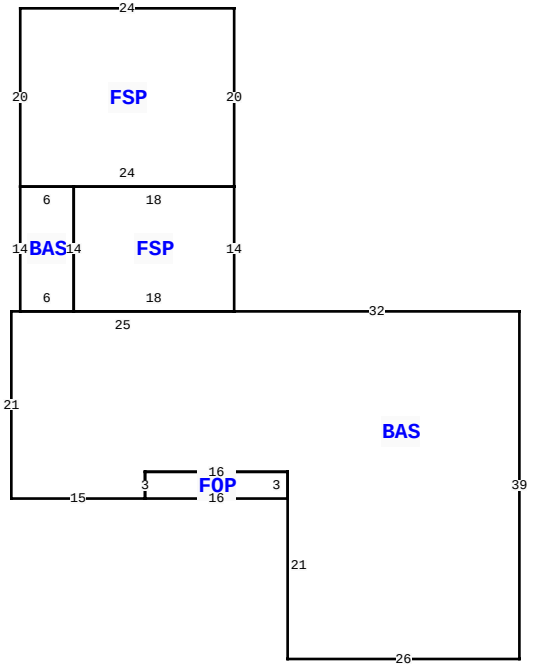
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	84	100		84	7,432
BAS	1,617	100		1,617	143,069
FOP	48	30		14	1,239
FSP	252	40		101	8,936
FSP	480	40		192	16,988
TOTALS	2,481			2,008	177,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	123.7500	136.12	273,329	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1701 HX Base Yr 2010



2430 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	40	60	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0166	CONC,PAVMT	0	100	19	18	342.00	UT	3.00	3.00	100	0	0	3	100	1,026	
3	0166	CONC,PAVMT	0	100	18	19	342.00	UT	3.00	3.00	100	0	0	3	100	1,026	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,664
TOTAL MARKET OB/XF VALUE		12,052
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		288,716
SOH/AGL Deduction		131,057
ASSESSED VALUE		157,659
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		101,248
TOTAL JUST VALUE		288,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/2233	10/01/2009	WD	Q	I	01	175,000
GRANTOR: ROBERT ALLEN SEYMOUR						
GRANTEE: RUFUS R JR & STACY						
1080/1439	4/11/2006	WD	Q	I		210,000
GRANTOR: PAUL J SAWYER						
GRANTEE: ROBERT ALLEN SEYMOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N14 FSP= N20 W24 S20 E24$ W18 BAS= W6S14 E6 N14$ S14 E18$ W25 S21 E15 FOP= E16 N3 W16 S3$ N3 E16 S21 E26 N39$.

LAND DESCRIPTION

TOTAL OB/XF 12,052

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	10.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,000							

REVIEW DATE 06/10/2025 BY JB Total Acres: 10.00 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS