W1/2 OF W1/2 OF E1/2 OF W1/2 OF
ORB 517-494, 751-1992, 829-139,

CORWINE CHRISTOPHER/CORWINE NANCY
2472 SW ANDERSON ST
LAKE CITY, FL 32024

2027

23-4S-15-00373-001

BUILDING CHARACTERISTICS

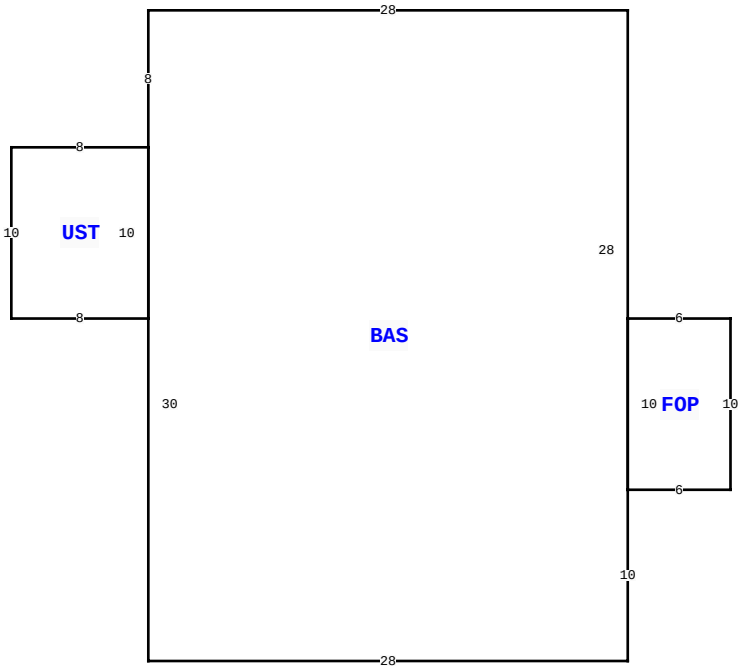
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,064	100		1,064	84,347
FOP	60	30		18	1,427
UST	80	45		36	2,854
TOTALS	1,204			1,118	88,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	110.8740	121.96	136,351	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1064 HX Base Yr 2018



2460 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	180	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,628
TOTAL MARKET OB/XF VALUE		8,880
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		207,508
SOH/AGL Deduction		94,401
ASSESSED VALUE		113,107
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		11,696
TOTAL JUST VALUE		207,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054275	Mobile Home		10/20/2025
000054225	Right-of-Way Acce		10/10/2025
24408	M H	275	04/20/2006
22203	M H	250	08/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1291	8/27/2015	WD	U	I	12	40,500
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: CHRISTOPHER & NANCY						
1241/0499	8/22/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TIMOT						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 UST= W8 S10 E8 N10$ S30 E28 N10 FOP= E6N10 W6 S10$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 8,880

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	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 02/24/2026 BY justin Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS