

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
09	PINE WOOD 90				
14	CARPET 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	1	100		
	Frame	NONE	100		
1.1	1.100				
05	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM		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	85,883
FOP	60	30		18	1,453
UST	80	45		36	2,906
TOTALS	1,204			1,118	90,241

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%	- 2018								
Heated Area: 1064						HX Base Yr 2018					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,241	
TOTAL MARKET OB/XF VALUE		8,880	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		209,121	
SOH/AGL Deduction		99,600	
ASSESSED VALUE		109,521	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		8,110	
TOTAL JUST VALUE		209,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,121	

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						

EXTRA FEATURES		2460 SW ANDERSON ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0040	BARN, POLE	0.00
2	0252	LEAN-TO W/	0.00
3	0285	SALVAGE	0.00
4	9945	Well/Sept	7,000.00
5	0169	FENCE/WOOD	0.00
6	0261	PRCH, UOP	0.00
7	0296	SHED METAL	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		MLU

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

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									
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	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							