

BEG NE COR OF SW1/4 OF NE1/4, RU  
238.68 FT, N 783.65 FT TO S R/W  
R/W 239.67 FT, S 86.60 FT TO POB

ANDERSON CHARLES  
9424 US HIGHWAY 90 W  
LAKE CITY, FL 32055

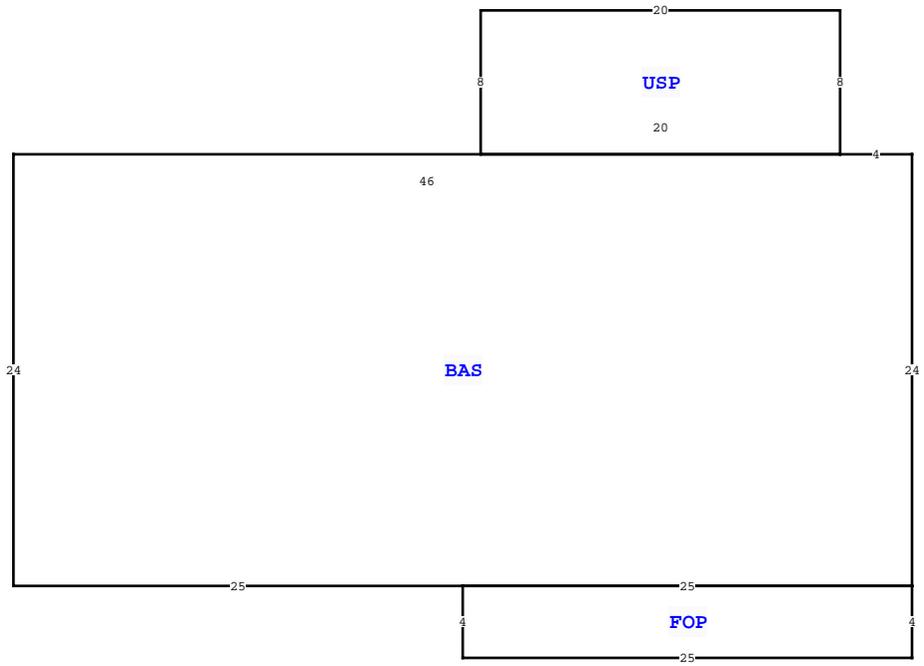
2026

26-3S-15-00258-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 15               | CONC BLOCK    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 12               | MODULAR MT    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 06               | VINYL ASB     | 50   |
| Interior Floor           | 14               | CARPET        | 50   |
| Air Condition            | 02               | WINDOW        | 100  |
| Heating Type             | 02               | CONVECTION    | 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      | 01   |
| NEIGHBORHOOD/LOC         | 26315.00         | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,200            | 100           |      |
| FOP                      | 100              | 30            |      |
| USP                      | 160              | 35            |      |
| TOTALS                   | 1,460            |               |      |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 1,286     | 102.5000    | 116.85         | 150,269        | 1969 | 1969 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1200 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 97,675   |
| TOTAL MARKET OB/XF VALUE  |           |             | 200      |
| TOTAL LAND VALUE - MARKET |           |             | 46,200   |
| TOTAL MARKET VALUE        |           |             | 144,075  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 144,075  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 144,075  |
| TOTAL JUST VALUE          |           |             | 144,075  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 133,961  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1541/1405                   | 5/27/2025 | QC        | U   | I   | 11     | 100        |
| GRANTOR: WEBB CAROLYN ANN   |           |           |     |     |        |            |
| GRANTEE: ANDERSON CHARLES   |           |           |     |     |        |            |
| 1525/1925                   | 8/22/2024 | WD        | U   | I   | 11     | 100        |
| GRANTOR: ANDERSON CHARLES M |           |           |     |     |        |            |
| GRANTEE: WEBB CAROLYN ANN   |           |           |     |     |        |            |

| EXTRA FEATURES |            | 9424 W US HIGHWAY 90 , LAKE CITY |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|----------------------------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0294       | SHED WOOD/                       | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 100             |       |
| 2              | 0169       | FENCE/WOOD                       | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 100             |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/22/2026 | MLU     |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |
|---|--|--|--|
| BAS= W4 USP= N8 W20 S8 E20\$ W46 S24 E25 FOP= S4E25 N4 W25\$ E25 N24\$. |  |  |  |

| 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                | 0110     | C   | SFR RURAL            | 0   |     | A-1      | 0.00  | 0.00  | 4.20        | AC          |     | 1.00     | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 46,200     |                             |      |         |      |     |    |        |