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

2027

26-3S-15-00258-000

BUILDING CHARACTERISTICS

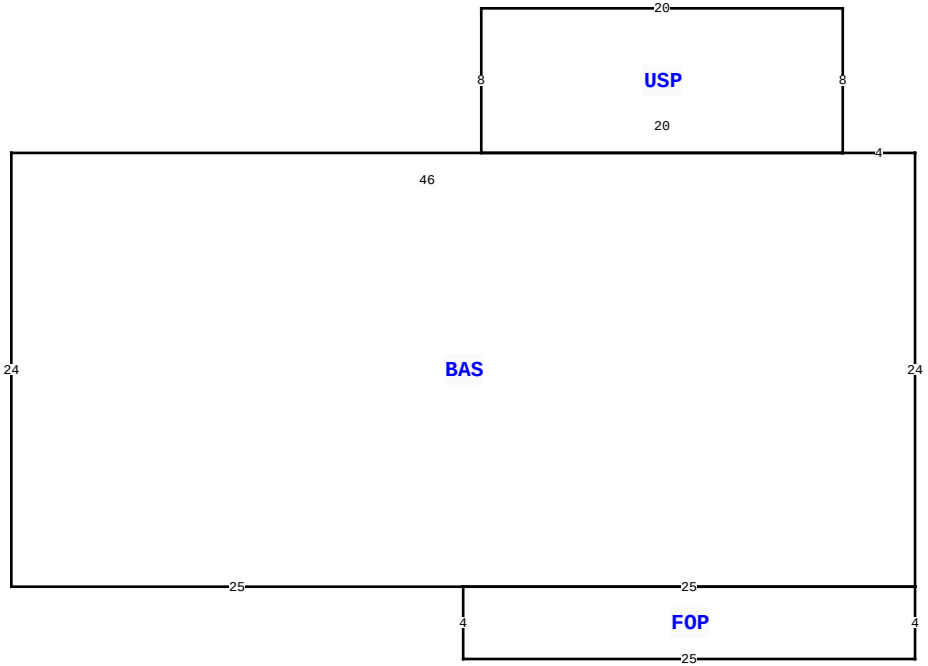
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	87,945
FOP	100	30		30	2,199
USP	160	35		56	4,104
TOTALS	1,460			1,286	94,247

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	112.75	144,996	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1200 HX Base Yr



9424 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,247
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	46,200
TOTAL MARKET VALUE	140,647
SOH/AGL Deduction	0
ASSESSED VALUE	140,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,647
TOTAL JUST VALUE	140,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,361

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N8 W20 S8 E20$ W46 S24 E25 FOP= S4E25 N4 W25$ E25 N24$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 200

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	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							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.20 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 11/17/2026 BY SYS