

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

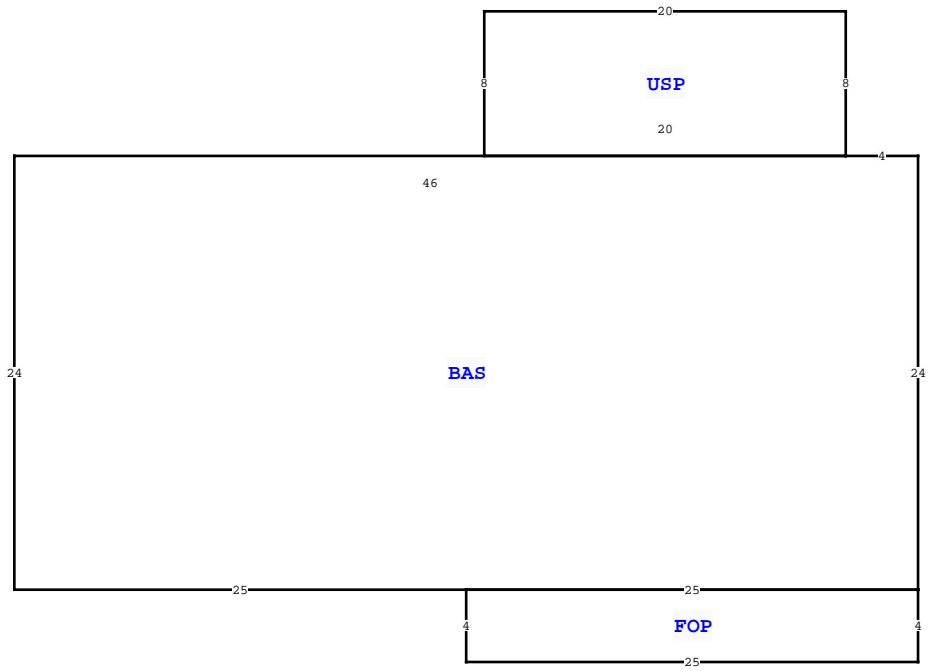
2026

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	114.80	147,633	1969	1969	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1200 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,961
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			46,200
TOTAL MARKET VALUE			142,361
SOH/AGL Deduction			0
ASSESSED VALUE			142,361
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,361
TOTAL JUST VALUE			142,361
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								