COMM NE COR OF NW1/4 OF SW1/4, R
FOR POB, CONT S 331.51 FT, W 658
FT, E 657.98 FT TO POB.

ANDERSON KIRBY/ANDERSON AMY
537 SW BOZEMAN CT
LAKE CITY, FL 32024

**2027**

**26-3S-15-00275-012**

## BUILDING CHARACTERISTICS

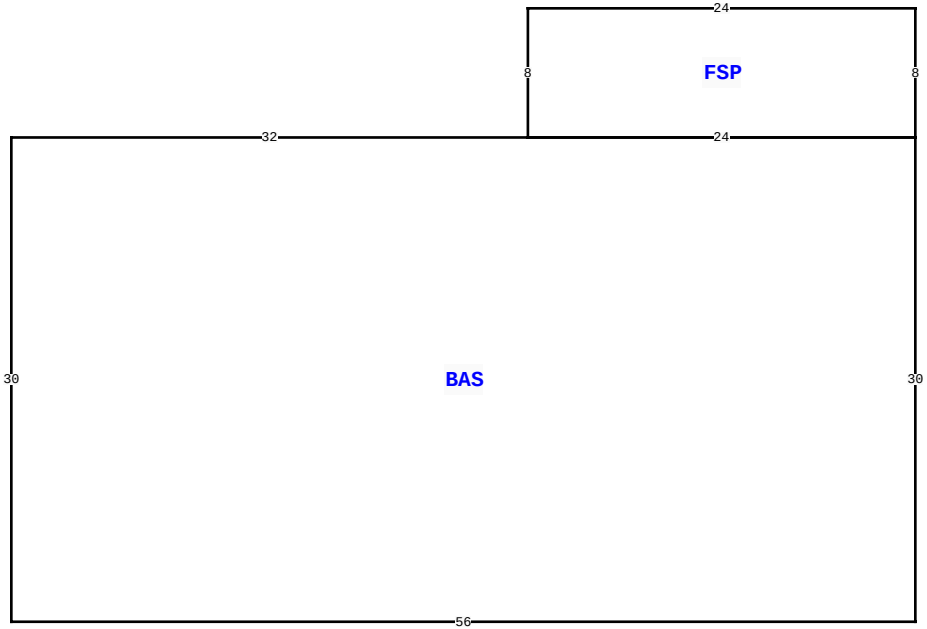
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,680 | 100 | | 1,680 | 145,116 |
| FSP | 192 | 40 | | 77 | 6,651 |
| TOTALS | 1,872 | | | 1,757 | 151,767 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,757 | 113.9000 | 109.34 | 192,110 | 2005 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 2 100% - 2025 Heated Area: 1680 HX Base Yr 2025




537 SW BOZEMAN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 28 | 32 | 896.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 2,688 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 12 | 38 | 456.00 | UT | 11.00 | 11.00 | 100 | 2016 | 2016 | 3 | 100 | 5,016 | |
| 7 | 0031 | BARN,MT AE | 0 | 100 | 30 | 40 | 1,200.00 | UT | 13.00 | 13.00 | 100 | 2019 | 2019 | 3 | 100 | 15,600 | |
| 8 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,200 | |
| 9 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2023 | 2022 | | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 151,767 |
| TOTAL MARKET OB/XF VALUE | | 37,204 |
| TOTAL LAND VALUE - MARKET | | 60,120 |
| TOTAL MARKET VALUE | | 249,091 |
| SOH/AGL Deduction | | 118,061 |
| ASSESSED VALUE | | 131,030 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 79,619 |
| TOTAL JUST VALUE | | 249,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,673 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044724 | Remodel | 18,971 | 06/21/2022 |
| 000042010 | Roof Replacement | 8,500 | 05/26/2021 |
| 37631 | STORAGE | 157 | 01/15/2019 |
| 23581 | M H | 0 | 09/08/2005 |
| 17693 | M H | 125 | 11/30/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1512/768 | 4/10/2024 | WD | Q | I | 01 | 294,000 |
| GRANTOR: BUSH VIRGINIA L | | | | | | |
| GRANTEE: ANDERSON KIRBY | | | | | | |
| 1443/2092 | 7/23/2021 | WD | U | I | 14 | 100 |
| GRANTOR: BUSH VIRGINIA L (LIFE | | | | | | |
| GRANTEE: STRUNK VIRGINIA MAR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W32 S30 E56 N30 FSP= N8 W24 S8 E24$ W24$.

## LAND DESCRIPTION

TOTAL OB/XF 37,204

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,120 | | | | | | | |

REVIEW DATE 04/16/2024 BY ME Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/16/2026 BY SYS