BEG SE COR OF LOT OF PRIMUS
SINGLETON, RUN N 100 FT, E 105 FT, S 100 FT, W 105 FT TO POB.

POWELL ANDREW
939 NE ANNIE MATTOX ST
LAKE CITY, FL 32055

**2026**

**28-3S-17-05657-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 28317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

144 NE ANGUS WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 3,150 |
| TOTAL MARKET VALUE | 6,150 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 6,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 6,150 |
| TOTAL JUST VALUE | 6,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 6,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10265 | M H | 125 | 09/29/1995 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1247/0410 | 12/28/2012 | QC | U | V | 11 | 1,200 |
| GRANTOR: KEVIN J DICKS | | | | | | |
| GRANTEE: ANDREW POWELL | | | | | | |
| 1001/2126 | 11/24/2003 | TD | Q | I | 03 | 3,900 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: KEVIN J DICKS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 10,500.00 | SF | | 1.00 | 1.00 | 0.60 | 0.50 | 0.30 | 3,150 | | | | | | | |

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.24 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 06/08/2026 BY SYS