

COMM AT SE COR OF SW1/4 OF SEC R
 FT. FOR POB, CONT NE 1224.86 FT.
 252, NW ALONG R/W 361.82 FT, SW

ANDERSON BARBARA/ANDERSON JOHNNIE D
 5896 SE COUNTY ROAD 252
 LAKE CITY, FL 32025

2026

30-4S-18-10513-021



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Interior Floor	00	N/A		0	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	1418.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2024	2,040	223,604
TOTALS	2,040			2,040	223,604

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2024		230,520	2023	2023	0	0	3.00	97.00	
				Heated Area: 2040				HX Base Yr 2024				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 04/11/2025 MLU INC DATE: _____ AG DATE: _____												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,604
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			70,070
TOTAL MARKET VALUE			301,474
SOH/AGL Deduction			15,958
ASSESSED VALUE			285,516
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			234,105
TOTAL JUST VALUE			301,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046110	RV - Recreational		12/15/2022
000046037	Mobile Home		12/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2059	12/03/2021	WD	Q	V	01	95,000
GRANTOR: VERCHER CHAD						
GRANTEE: ANDERSON BARBARA						
1420/0203	9/18/2020	WD	Q	V	01	50,000
GRANTOR: JESUS LARA IBARRA & J						
GRANTEE: CHAD & JENA M VERCH						

EXTRA FEATURES																
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	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2021	2021	3	100	4,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2024	2023		100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800	
TOTALS													7,800			

BUILDING NOTES												
BAS=[YR=2024;ORIG=18,3] E68 S30 W68 N30 \$												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=18,3] E68 S30 W68 N30 \$												

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	DPHT 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	10.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,070							