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
PMB 70, 1468 SW MAIN BLVD STE 100
LAKE CITY, FL 32025

2027

30-4S-18-10513-021

BUILDING CHARACTERISTICS

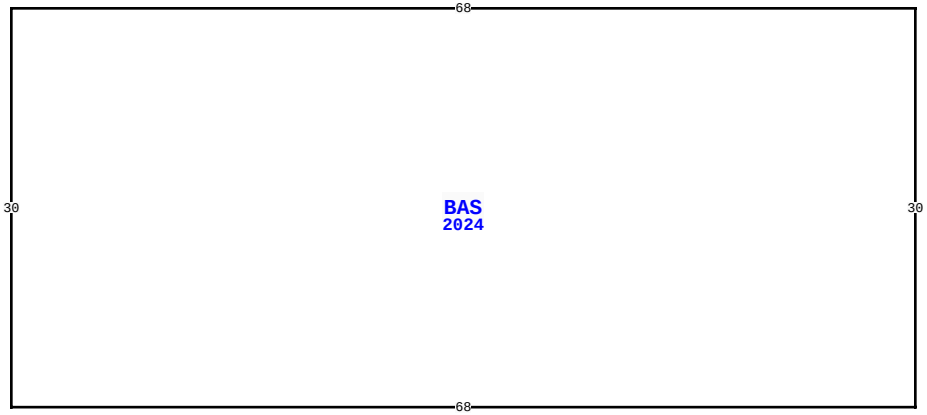
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	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	221,369
TOTALS	2,040			2,040	221,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,040	113.0000	111.87	228,215	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 2040 HX Base Yr 2024



5896 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2021	2021	3	100	4,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,369
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		70,070
TOTAL MARKET VALUE		299,239
SOH/AGL Deduction		5,158
ASSESSED VALUE		294,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,670
TOTAL JUST VALUE		299,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,474

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 7,800

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

REVIEW DATE 01/03/2023 BY JB Total Acres: 10.01 Total Land Value: 70,070 Market: 0 Agricultural: 0 Common: 70,070 PRINTED 11/17/2026 BY SYS