S1/2 OF NW1/4 & N1/2 OF SW1/4 EX
WINDFIELD RD R/W.

ANDERSON JAMES/ANDERSON WILLIE A
2025 NW QUEEN RD
LAKE CITY, FL 32055

2027

32-2S-16-01804-000

BUILDING CHARACTERISTICS

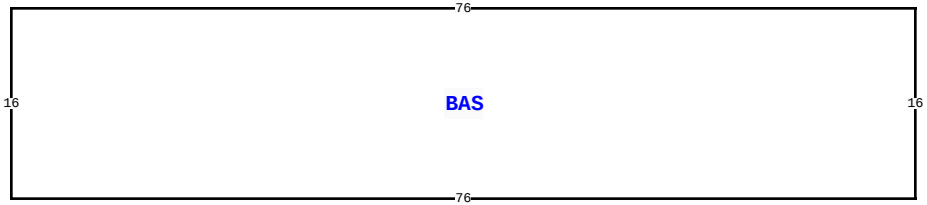
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,824
TOTALS	1,216			1,216	33,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	115.9000	69.54	84,561	1999	1999	0	0	0	60.00	40.00

4 MOBILE HME 12.7% - 2022 Heated Area: 1216 HX Base Yr



2025 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,824
TOTAL MARKET OB/XF VALUE		25,800
TOTAL LAND VALUE - MARKET		468,000
TOTAL MARKET VALUE		106,916
SOH/AGL Deduction		1,773
ASSESSED VALUE		105,143
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		80,143
TOTAL JUST VALUE		527,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32657	M H	612	02/02/2015
13010	PUMP/UTPOL	30	09/02/1997
11956	M H	125	12/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1445/1010	8/16/2021	QC	U	I	11	100
GRANTOR: SHELTON CORINE						
GRANTEE: ANDERSON JAMES						
1393/0628	8/28/2019	LE	U	I	14	0
GRANTOR: EDNA M FENNELL (LIFE						
GRANTEE: MAXINE FENNELL & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0296	SHED METAL	01	12.7	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0285	SALVAGE	01	12.7	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
3	0070	CARPORT UF	01	12.7	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	01	12.7	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	01	12.7	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0285	SALVAGE	01	12.7	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	0285	SALVAGE	01	12.7	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
8	0261	PRCH, UOP	01	12.7	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	9947	Septic	01	12.7	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
10	9946	Well	01	12.7	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	0200	C	MBL HM	12.7		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
3	6200	A	PASTURE 3	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	280.00	280.00	28,000							
4	5200	A	CROPLAND 2	0		00	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
5	5600	A	TIMBER 3	0		00	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777							
6	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	25.00	25.00	375							

REVIEW DATE 01/04/2023 BY JB Total Acres: 156.00 Total Land Value: 47,292 Market: 462,000 Agricultural: 41,292 Common: 6,000 PRINTED 11/16/2026 BY SYS

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NEIGHBORHOOD/LOC	32216.00	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

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	9945	Well/Sept	0	12.7	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
12	0263	PRCH,USP	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

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
7	9910	M	MKT.VAL.AG	0		00	0.00	0.00	154.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	462,000							

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