

E DIV: BEG NE COR OF LAND OF RUB  
 N 100 FT, W 165 FT, S 100 FT, E  
 15 FT OFF THE E SIDE OF LOTS 1 &

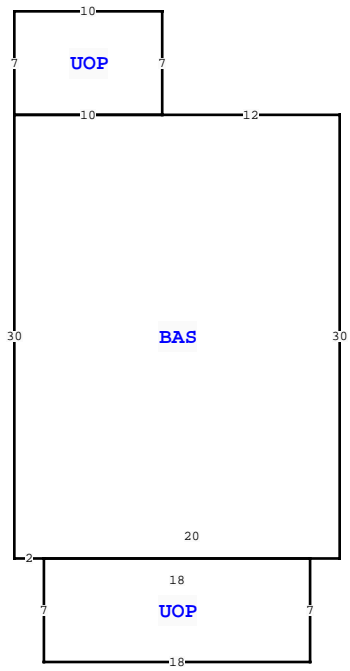
SHAWN ANDERSON, LLC  
 458 SW LOCKHEED LN  
 LAKE CITY, FL 32025

**2026**

33-3S-17-13017-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	
UOP	70	20	
UOP	126	20	
TOTALS	856		699
EXTRA FEATURES			48,547

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024		106.85	74,688	1950	1950	0	0	35.00	65.00
				Heated Area: 660								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 1	Tax Dist:					
BUILDING MARKET VALUE	48,547					
TOTAL MARKET OB/XF VALUE	0					
TOTAL LAND VALUE - MARKET	9,514					
TOTAL MARKET VALUE	58,061					
SOH/AGL Deduction	0					
ASSESSED VALUE	58,061					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	58,061					
TOTAL JUST VALUE	58,061					
NCON VALUE	0					
INCOME VALUE	0					
PREVIOUS YEAR MKT VALUE	58,061					
LAND:1:1: ADJ4;ACCESS.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/348	6/01/2023	QC	U	I	11	20,000
GRANTOR: DREW DEVELOPMENT LLC						
GRANTEE: SHAWN ANDERSON, LLC						
1379/2625	2/27/2019	CT	U	I	18	16,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W12 UOP= N7 W10 S7 E10\$ W10 S30 E2 UOP= S7 E18 N7 W18\$ E20 N30\$.						

EXTRA FEATURES													872 SE DADE ST, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/27/2022	MLU
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						
TOTAL OB/XF 0																						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	0		*RSF-	385.00	180.00	15,300.00	SF		1.00	1.00	0.65	0.95	0.62	9,514								