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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

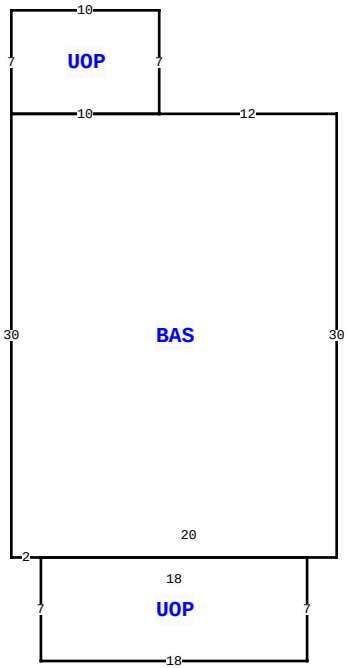
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	46,658
UOP	70	20		14	990
UOP	126	20		25	1,767
TOTALS	856			699	49,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	699	95.4000	108.76	76,023	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 660 HX Base Yr



872 SE DADE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	49,415
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,514
TOTAL MARKET VALUE	58,929
SOH/AGL Deduction	0
ASSESSED VALUE	58,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,929
TOTAL JUST VALUE	58,929
NCON VALUE	0
INCOME VALUE	
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 DEVELPOMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N7 W10 S7 E10$ W10 S30 E2 UOP= S7 E18 N7 W18$ E20 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 12/01/2016 BY DF Total Acres: 0.35 Total Land Value: 9,514 Market: 0 Agricultural: 0 Common: 9,514 PRINTED 05/08/2026 BY SYS