LOT 8, BLOCK A, WEST LAKE CITY H
382-392, DC 554-540, WD 1250-272

ANDERSON JOSHUA
312 SW PILOTS WAY
LAKE CITY, FL 32024

2026

34-3S-16-02504-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 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

729 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	26,100
SOH/AGL Deduction	0
ASSESSED VALUE	26,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,100
TOTAL JUST VALUE	26,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046533	Roof Replacement	4,500	02/15/2023
000046336	Mobile Home		01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1253	7/14/2021	WD	Q	V	01	35,000
GRANTOR: DOMINGUE MARGIE A						
GRANTEE: ANDERSON JOSHUA						
1255/1916	5/30/2013	WD	Q	I	01	63,000
GRANTOR: DEBRA MCCARTY & DEBRA						
GRANTEE: GEORGE E & MARGIE A						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
3	0081	DECKING WI	0	0	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	9901	C	AC/XFOB	0		RSF/MW	129.00	317.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/04/2026 BY robin Total Acres: 0.94 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS