(ADVERSE POSSESSION CLAIMENT 201
2 AC IN NE 1/4 OF SW1/4 OF NW1/4
LANDS OF MAGGIE WILLIAMS, W BY J

SANDERS ALEXANDER/SANDERS CATHERINE
262 NE BAMBOO TER
LAKE CITY, FL 32055

2026

35-3S-17-07379-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.010 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	12,572
TOTAL MARKET VALUE	12,872
SOH/AGL Deduction	0
ASSESSED VALUE	12,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,872
TOTAL JUST VALUE	12,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3046 NE WASHINGTON ST, LAKE CITY

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 300

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	0700	C	MISC RES	0			0.00	0.00	71,840.00	SF		1.00	1.00	0.70	0.25	0.18	12,572							

REVIEW DATE 11/19/2020 BY JB Total Acres: 1.65 Total Land Value: 12,572 Market: 0 Agricultural: 0 Common: 12,572 PRINTED 06/08/2026 BY SYS