LOT 1 INDIANWOOD S/D.
681-178, PR 925-2195, 934-1396

HARRIS NICOLE/HARRIS VERNON
479 SE ANASTASIA ST
LAKE CITY, FL 32025

2025

16-4S-17-08382-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

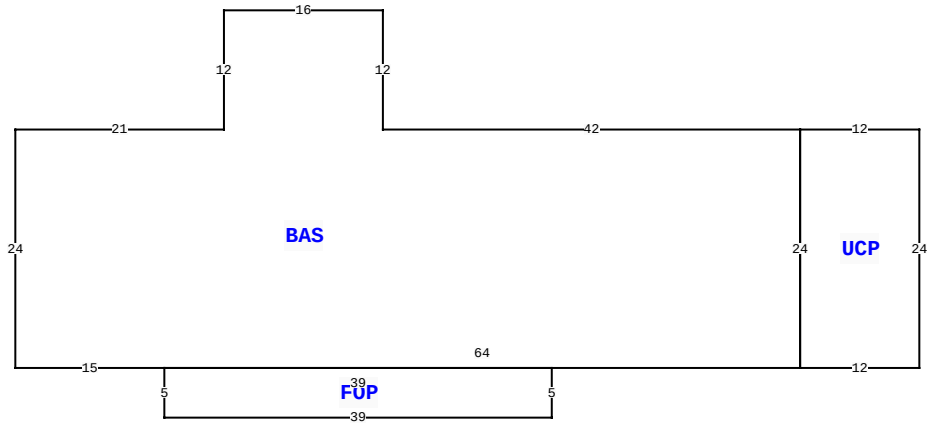
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	146,252
FOP	195	30	58	4,063
UCP	288	20	58	4,063
TOTALS	2,571		2,204	154,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	102.6260	107.76	237,503	1979	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2088 HX Base Yr 2020



479 SE ANASTASIA ST, 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		154,377
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		173,277
SOH/AGL Deduction		51,265
ASSESSED VALUE		122,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,012
TOTAL JUST VALUE		173,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046735	Roof Replacement	15,360	03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1725	4/01/2019	WD	Q	I	01	115,000
GRANTOR: JAMES T NOEL & JENNIF						
GRANTEE: NICOLE & VERNON HAR						
1003/0886	12/23/2003	WD	Q	I		93,000
GRANTOR: BROWN						
GRANTEE: NOEL & CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 N12 W16 S12 W21 S24 E15 FOP= S5 E39 N5 W39$ E64 UCP= E12 N24 W12 S24$ N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/05/2023 BY jerry Total Acres: 0.61 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/16/2024 BY SYS