COMM INTERS N R/W CR-245 & E R/W
N 406.56 FT FOR POB, CONT N 233.
384.89 FT, S 357.02 FT, W 176.87

BENDER RANDY LYNN
195 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

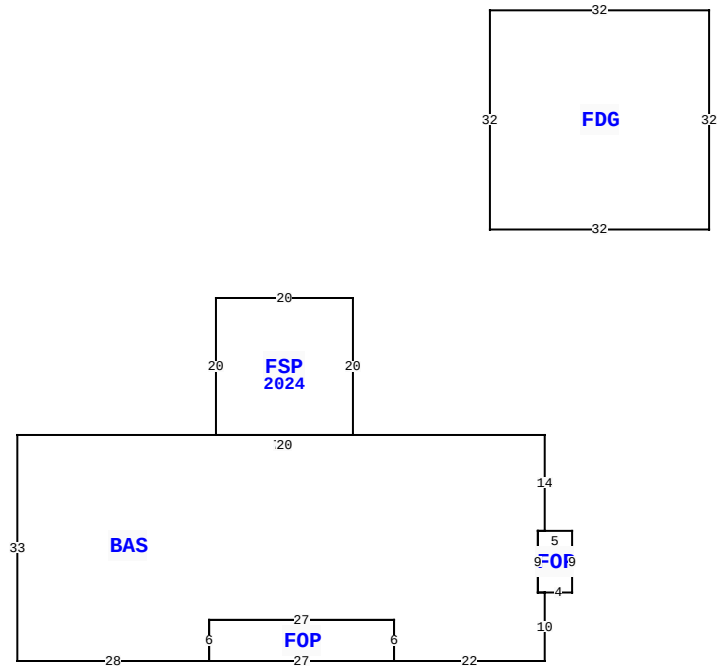
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	202,396
FDG	1,024	60		614	52,435
FOP	45	30		14	1,195
FOP	162	30		49	4,185
FSP	400	40	2024	160	13,664
TOTALS	4,001			3,207	273,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,207	110.1050	123.32	395,487	1973	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2024 Heated Area: 2370 HX Base Yr 2024



195 SE ANDREWS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		273,875
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		40,200
TOTAL MARKET VALUE		317,675
SOH/AGL Deduction		0
ASSESSED VALUE		317,675
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,953
TOTAL JUST VALUE		317,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32513	MAINT/ALTR	35	12/04/2014
30680	MAINT/ALTR	30	12/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/2071	6/12/2023	WD	Q	I	01	370,000
GRANTOR: HERRERA LIGIA M						
GRANTEE: BENDER RANDY LYNN						
1385/2737	6/03/2019	WD	U	I	11	0
GRANTOR: SHIRLEY M ZECHER						
GRANTEE: LIGIA M HERRERA & Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W77 S33 E28 N6 E27 S6 E22 N10 W1 N9 E1 N14 $
FDG=[ORIG=24,-30] N32 W32 S32 E32 $
FOP=[ORIG=-49,33] E27 N6 W27 S6 $
FOP=[ORIG=0,23] E4 N9 W5 S9 E1 $
PTR=[ORIG=0,0] N30 S30 $
FSP=[YR=2024;ORIG=-48,0] N20 E20 S20 W20 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	120	1,200.00	UT	2.00	2.00	100	2005	2005	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0100	C	SFR	100		A-1	0.00	0.00	2.68	AC		1.00	1.00	1.00	15,000.00	15,000.00	40,200							

REVIEW DATE 10/10/2023 BY TP Total Acres: 2.68 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/20/2025 BY SYS