

(AKA LOT 8 PRICE CREEK ACRES  
S/D UNR DESC AS):  
COMM 467.42 FT N OF SW COR OF

BOSE KENNETH A/BOSE ANITA P  
435 SE ANDREWS DR  
LAKE CITY, FL 32025

2025

14-4S-17-08346-013



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                         |       |           |             |                |                |                | MARKET ADJUSTMENTS           |         |             |        |         |                 |                       |              |                             |      | COLUMBIA COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------------|-------|-----------|-------------|----------------|----------------|----------------|------------------------------|---------|-------------|--------|---------|-----------------|-----------------------|--------------|-----------------------------|------|--------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                    | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                          | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1     |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 19               | COMMON BRK 90  | 0100                    | 01    | 2,366     | 104.1780    | 116.68         | 276,065        | 1973           | 1973                         | 0       | 0           | 0      | 35.00   | 65.00           | VALUATION BY STANDARD |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 10   | 1 SINGLE FAM - 100% - 0 |       |           |             |                |                |                |                              |         |             |        |         |                 | Heated Area: 1744     |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                             | 03               | GABLE/HIP 100  |                         |       |           |             |                |                |                |                              |         |             |        |         |                 | HX Base Yr            |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 09               | PINE WOOD 80   |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 15               | HARDTILE 20    |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100            |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 1.5              | 100            |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 01               | NONE 100       |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| Architectural                                                                                                                              | 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                                                                                                                                        | 256              | 100            |                         | 256   | 19,416    |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 288              | 100            |                         | 288   | 21,843    |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,200            | 100            |                         | 1,200 | 91,010    |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 20               | 30             |                         | 6     | 455       |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 32               | 30             |                         | 10    | 759       |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| UDG                                                                                                                                        | 1,056            | 55             |                         | 581   | 44,064    |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| UST                                                                                                                                        | 56               | 45             |                         | 25    | 1,896     |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     | 2,908            |                |                         | 2,366 | 179,442   |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                         |       |           |             |                |                |                | 435 SE ANDREWS DR, LAKE CITY |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | 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                                                                                                                                          | 0210             | GARAGE U       | 0                       | 100   | 24        | 44          |                | 1.00           | UT 0.00        | 0.00                         | 100     | 0           | 0      | 3       | 100             | 3,000                 |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0166             | CONC, PAVMT    | 0                       | 100   | 15        | 225         |                | 3,375.00       | UT 2.00        | 2.00                         | 100     | 2005        | 2005   | 3       | 100             | 6,750                 |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 0294             | SHED WOOD/     | 0                       | 100   | 0         | 0           |                | 1.00           | UT 0.00        | 0.00                         | 100     | 2013        | 2013   | 3       | 100             | 200                   |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0060             | CARPORT F      | 0                       | 100   | 24        | 24          |                | 576.00         | UT 3.50        | 3.50                         | 100     | 2013        | 2013   | 3       | 100             | 2,016                 |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION    | CAP   | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE                    | D T     | DPH 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           | AC                           |         | 1.00        | 1.00   | 1.00    | 15,000.00       | 15,000.00             | 15,000       |                             |      |                          |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 12/21/2022 BY JS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/20/2025 BY SYS |                  |                |                         |       |           |             |                |                |                |                              |         |             |        |         |                 |                       |              |                             |      |                          |      |     |    |        |  |  |  |  |  |