COMM INTERS N R/W CR-245 & W BDR
NW1/4, RUN N 654.48 FT TO N R/W
E ALONG R/W 502 FT FOR POB, CONT

GREEN JONATHAN/GREEN AUTUMN
326 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

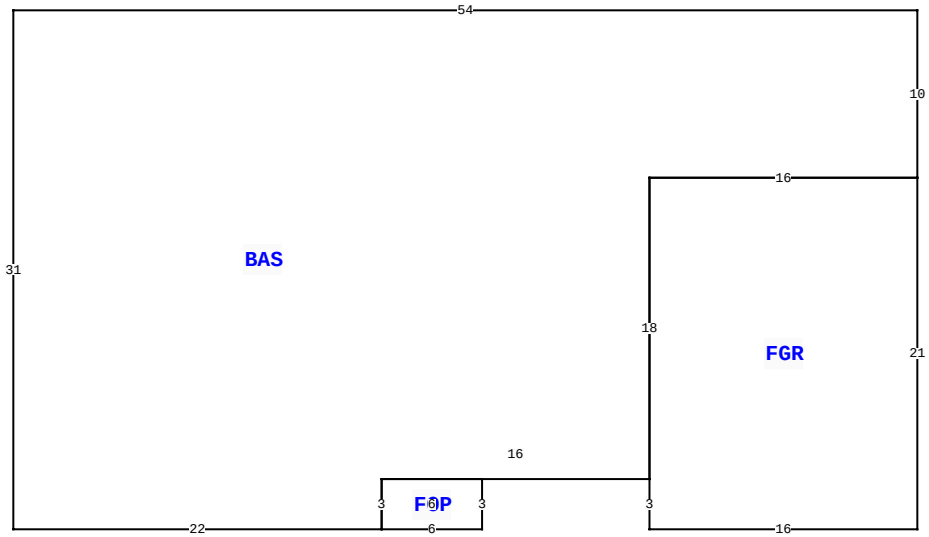
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,290	100		1,290	131,590
FGR	336	55		185	18,871
FOP	18	30		5	510
TOTALS	1,644			1,480	150,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	113.8500	127.51	188,715	1985	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1290 HX Base Yr 2025



326 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		150,972
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		14,280
TOTAL MARKET VALUE		166,952
SOH/AGL Deduction		0
ASSESSED VALUE		166,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,230
TOTAL JUST VALUE		166,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32184	MAINT/ALTR	35	08/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/522	12/01/2023	WD	Q	I	01	200,000
GRANTOR: SEAY VIOLET G TRUST D						
GRANTEE: GREEN JONATHAN						
1305/0998	11/25/2015	WD	U	I	30	100
GRANTOR: VIOLET G SEAY						
GRANTEE: VIOLET G SEAY & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S31 E22 FOP= E6 N3 W6 S3$ N3 E16 FGR= S3 E16 N21W16 S18$ N18 E16 N10$.

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	0296	SHED METAL	0	100	14	20	1.00	UT	400.00	400.00	50	0	0	3	50	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	1.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,280							

REVIEW DATE 12/18/2023 BY TP Total Acres: 1.02 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/19/2025 BY SYS