

COMM INTERS N R/W ANDREW RD & E
CIRCLE, RUN E ALONG R/W ANDREW R
POB, RUN N 303.02 FT, E 151.95 F

SPENCER DEBORAH PLYMALE LEE
446 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-048



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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
		02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100		2,028	167,833
FGR	276	55		152	12,579
FOP	54	30		16	1,324
FOP	288	30		86	7,118
FST	96	55		53	4,386
UCP	240	20		48	3,972

TOTALS	2,982			2,383	197,213
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00		
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00		
3	0294	SHED WOOD/	0	100	12	24		288.00	UT 7.50		
4	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.08	AC	

REVIEW DATE	04/25/2017	BY	DF
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,383	113.6800	127.32	303,404	1978	1978	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0											
Heated Area: 2028											
HX Base Yr											

446 SE ANDREWS DR, LAKE CITY	BLD DATE	LGL DATE	03/15/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
288.00	UT	7.50	7.50	100	2005	2005	3	100	2,160	
1.00	UT	0.00	0.00	100	2005	2005	3	100	70	

TOTAL OB/XF											
3,230											

Total Acres: 1.08	Total Land Value: 16,200	Market: 0	Agricultural: 0	Common: 16,200
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,213	
TOTAL MARKET OB/XF VALUE		3,230	
TOTAL LAND VALUE - MARKET		16,200	
TOTAL MARKET VALUE		216,643	
SOH/AGL Deduction		94,655	
ASSESSED VALUE		121,988	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		71,266	
TOTAL JUST VALUE		216,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1423/1326	10/29/2020	LE	U	I	14	0	
GRANTOR: DEBORAH PLYMALE LEE S							
GRANTEE: THOMAS SPENCER & ET							
0499/0234	7/01/1978	03	Q	V		3,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 FOP= N8 W16 S28 E8N20 E8\$ W8 S20 W45 S28 E38 FOP= S3 E18 N3 W18\$ E18 FGR= S3 UCP= S20 E12 N20 W12\$ E12 N23 W12 S20\$ N20 FST= E12 N8 W12 S8\$ N8 E12 N20\$.											