COMM SW COR OF NE1/4 OF NW1/4, R
E 806 FT FOR POB, RUN N 296.33 F
S 299.15 FT, W 152 FT TO POB. (A

MUNRO DONNA L
378 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08353-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

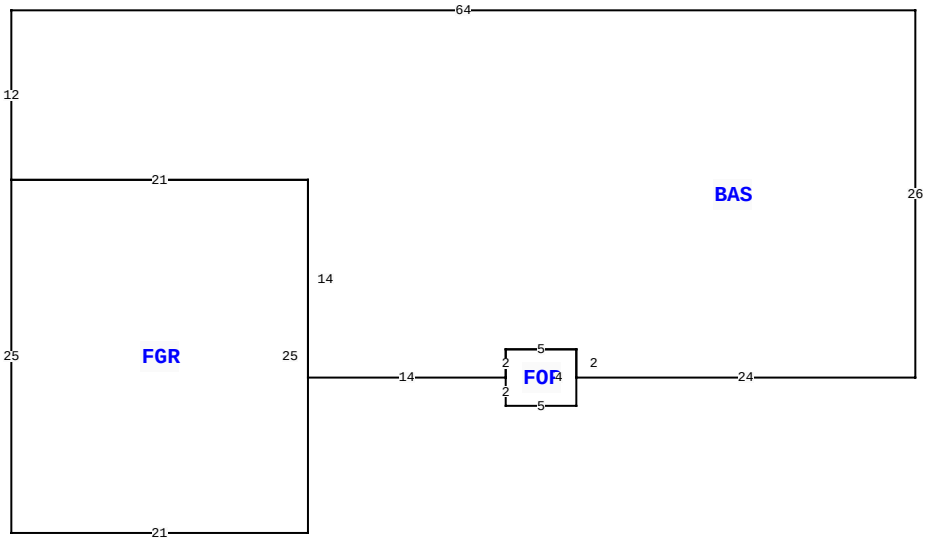
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,360	100		1,360	117,404
FGR	525	55		289	24,948
FOP	20	30		6	518
TOTALS	1,905			1,655	142,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	118.5800	132.81	219,801	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1360 HX Base Yr 2000



378 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		142,871
TOTAL MARKET OB/XF VALUE		2,970
TOTAL LAND VALUE - MARKET		14,560
TOTAL MARKET VALUE		160,401
SOH/AGL Deduction		73,088
ASSESSED VALUE		87,313
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,591
TOTAL JUST VALUE		160,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051124	Roof Replacement	14,725	10/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1891	5/07/2025	LE	U	I	14	100
GRANTOR: MUNRO DONNA L						
GRANTEE: MUNRO DONNA L (ENH						
0931/0030	7/05/2001	WD	Q	I	01	100
GRANTOR: R CAMARA						
GRANTEE: D MUNRO (CORRECTIVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S12 FGR= S25 E21 N25 W21$ E21 S14 E14 FOP= S2E5 N4 W5 S2$ N2 E5 S2 E24 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	20	24	480.00	UT	1.50	1.50	100	0	0	3	100	720	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,970

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	1.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,560							

REVIEW DATE 10/28/2024 BY JS Total Acres: 1.04 Total Land Value: 14,560 Market: 0 Agricultural: 0 Common: 14,560 PRINTED 11/20/2025 BY SYS