COMM INTERS OF N R/W ANDREW
RD & E R/W PRICE CREEK LP, RUN
E 912 FT FOR POB, CONT E 420

LYNN LISA
488 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08353-009

BUILDING CHARACTERISTICS

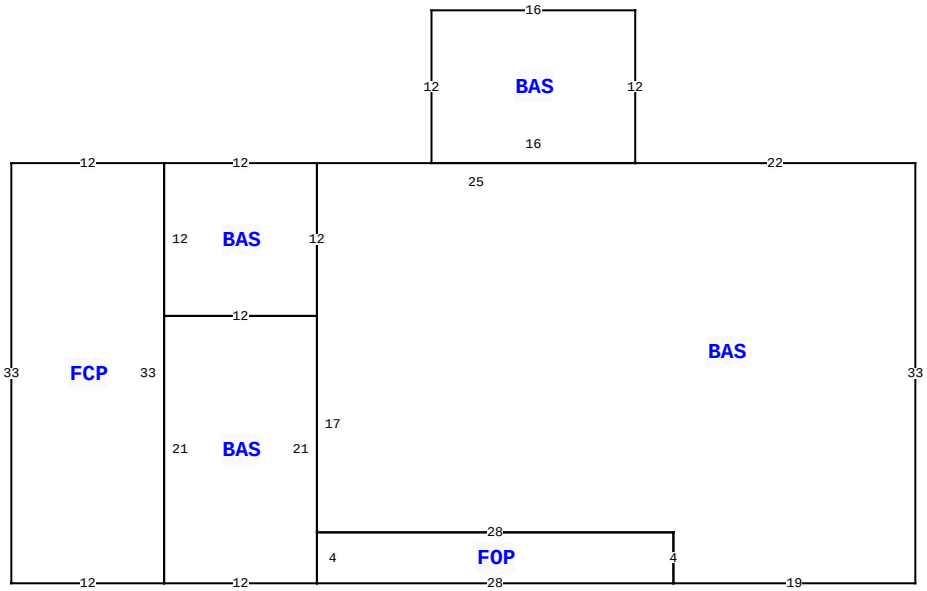
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	144	100		144	10,162
BAS	192	100		192	13,549
BAS	252	100		252	17,784
BAS	1,439	100		1,439	101,551
FCP	396	25		99	6,986
FOP	112	30		34	2,399
TOTALS	2,535			2,160	152,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	96.9408	108.57	234,511	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2027 HX Base Yr 2019



488 SE ANDREWS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,432
TOTAL MARKET OB/XF VALUE		12,942
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		195,374
SOH/AGL Deduction		66,112
ASSESSED VALUE		129,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,540
TOTAL JUST VALUE		195,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40951	ELECTRICAL		12/02/2020
23548	POOL ENCL	25	08/29/2005
23254	POOL	165	06/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0979	1/31/2017	WD	U	I	38	90,000
GRANTOR: JOSE T & MARISA R ROD						
GRANTEE: LISA LYNN						
1087/1837	6/20/2006	WD	Q	I		204,000
GRANTOR: ANTHONY W & TRACY L F						
GRANTEE: JOSE T & MARISA R R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N12 W16 S12 E16$ W25 BAS= W12 FCP= W12 S33 E12 N33$ S12 E12 N12$ S12 BAS= W12 S21 E12 N21$ S17 FOP= S4 E28 N4 W28$ E28 S4 E19 N33$.

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	0296	SHED METAL	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0280	POOL R/CON	0	100	9	23	207.00	UT	70.00	70.00	100	2005	2005	3	47	6,810	
3	0282	POOL ENCL	0	100	21	32	672.00	UT	15.00	15.00	100	2005	2005	3	40	4,032	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 12,942

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	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 02/10/2021 BY BC Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/20/2025 BY SYS