LOT 13 PRICE CREEK LANDING.

ORB 790-068, 792-2458, 889-2562,

STEPHENS LISA M
198 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08354-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

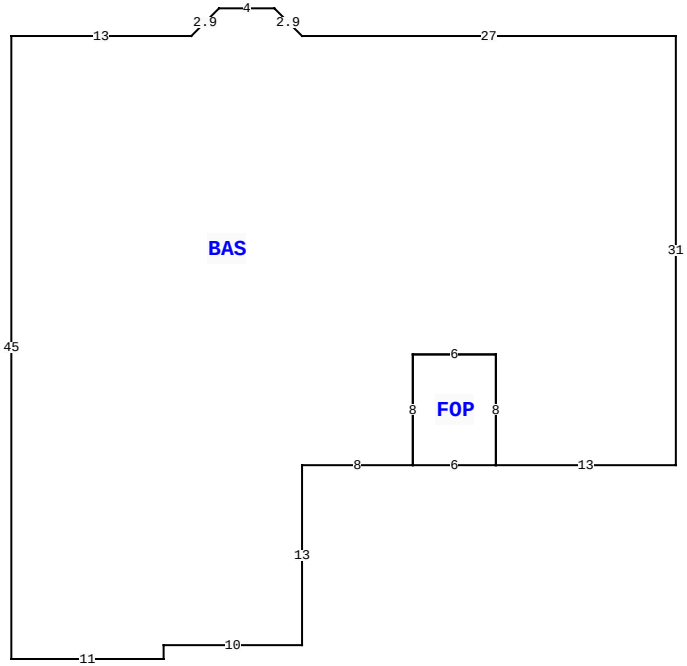
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	14417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	161,019
FOP	48	30		14	1,299
TOTALS	1,784			1,750	162,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	113.2560	126.85	221,988	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2001 Heated Area: 1736 HX Base Yr 2001



198 SE ANDREWS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,318
TOTAL MARKET OB/XF VALUE		2,646
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		179,964
SOH/AGL Deduction		56,647
ASSESSED VALUE		123,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,595
TOTAL JUST VALUE		179,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045480	Roof Replacement	14,911	09/16/2022
16184	SFR	290	10/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0889/2562	10/13/1999	WD	Q	V		10,000

GRANTOR: SUBRANDY LTD

GRANTEE: L STEPHENS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 U2 L2 W4 L2 D2 W13 S45 E11 N1 E10 N13 E8 FOP= E6 N8 W6 S8$ N8 E6 S8 E13 N31$.

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	324.00	UT	1.50	1.50	100	2000	2000	3	100	486	
2	0166	CONC,PAVMT	0	100	0	0	1,080.00	UT	2.00	2.00	100	2005	2005	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,646

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS