LOTS 2,3 & 4 BLOCK 1 ANDREWS PAR
DC 1074-695, QC 1383-735, DC 139

WATERS JAMES W III
243 SE DOE GLN
LAKE CITY, FL 32025

**2026**

**34-3S-17-07048-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

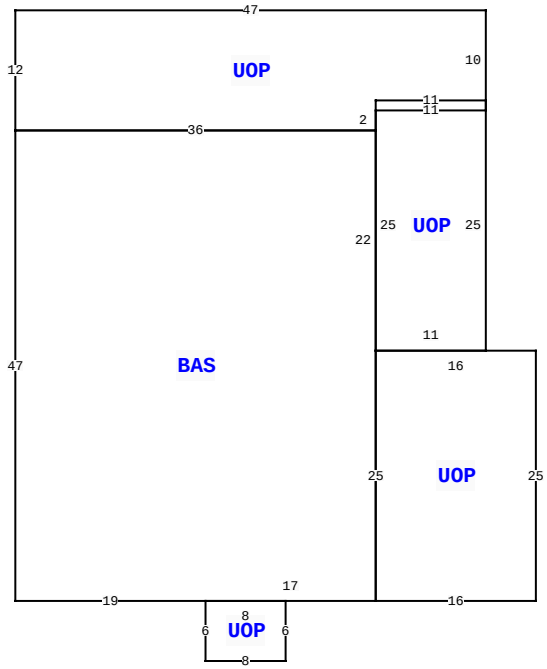
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34317.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,692 | 100 | | 1,692 | 64,119 |
| UOP | 48 | 20 | | 10 | 379 |
| UOP | 275 | 20 | | 55 | 2,085 |
| UOP | 400 | 20 | | 80 | 3,032 |
| UOP | 542 | 20 | | 108 | 4,092 |
| TOTALS | 2,957 | | | 1,945 | 73,706 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,945 | 52.0526 | 58.30 | 113,394 | 1955 | 1955 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1692 HX Base Yr




281 SE ANDREW PARK DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 73,706 |
| TOTAL MARKET OB/XF VALUE | 300 |
| TOTAL LAND VALUE - MARKET | 17,940 |
| TOTAL MARKET VALUE | 91,946 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 91,946 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,946 |
| TOTAL JUST VALUE | 91,946 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,946 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/2358 | 1/23/2023 | QC | U | I | 11 | 100 |
| GRANTOR: CHAPMAN AMY LEIGH | | | | | | |
| GRANTEE: WATERS JAMES W III | | | | | | |
| 1505/2357 | 10/13/2022 | QC | U | I | 11 | 100 |
| GRANTOR: NAVE CRISTAL RAULERSO | | | | | | |
| GRANTEE: WATERS JAMES W III | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 S47 E19 UOP= S6 E8N6 W8$ E17UOP= E16 N25 W16 S25$ N25 UOP= E11 N25 W11 S25$ N22$ UOP= N2 E11 N10 W47 S12 E36$.
.

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 300

| 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 | 0 | | | 0.00 | 0.00 | 1.56 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 17,940 | | | | | | | |

REVIEW DATE 02/02/2017 BY DF Total Acres: 1.56 Total Land Value: 17,940 Market: 0 Agricultural: 0 Common: 17,940 PRINTED 11/21/2025 BY SYS