LOTS 2 & 9 BLOCK 2 ANDREWS PARK
577-213, DC 832-855, 832-856, WD

GELLASCH RICHARD A
137 SW 285TH AVE
STEINHATCHEE, FL 32359-5111

2026

34-3S-17-07052-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
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

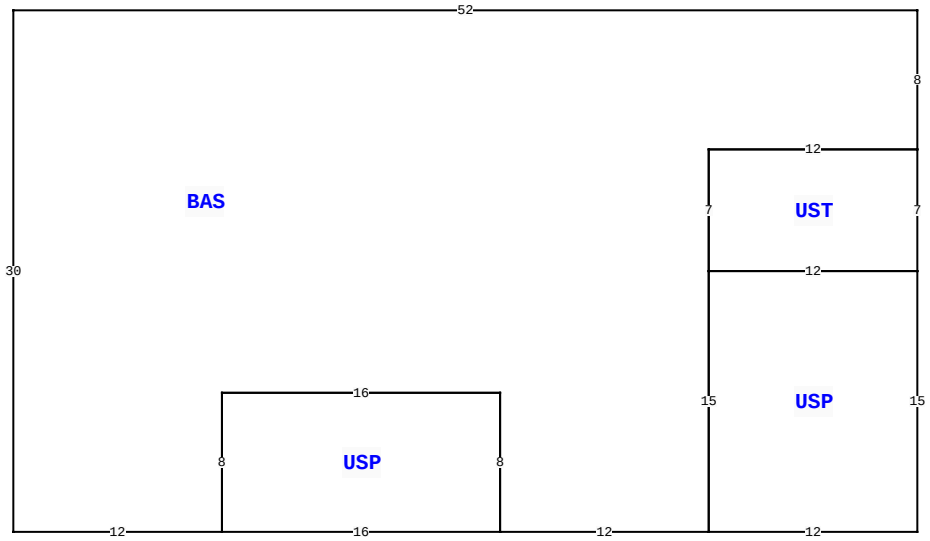
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34317.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	98,127
USP	128	35		45	3,780
USP	180	35		63	5,293
UST	84	45		38	3,193
TOTALS	1,560			1,314	110,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	115.4000	129.25	169,834	1961	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1168 HX Base Yr



262 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	110,392
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	9,880
TOTAL MARKET VALUE	120,672
SOH/AGL Deduction	0
ASSESSED VALUE	120,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,672
TOTAL JUST VALUE	120,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052238	Electrical Servic	0	02/04/2025
000049666	Roof Replacement	4,000	04/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1270	11/26/2024	WD	Q	I	01	144,900
GRANTOR: PERRY BRUCE						
GRANTEE: GELLASCH RICHARD A						
1512/2204	3/28/2024	WD	U	I	12	100
GRANTOR: REED BIANCA						
GRANTEE: PERRY BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S30 E12 N8 E16 S8 E12 N15 W12 S15 $
USP=[ORIG=-12,30] E12 N15 W12 S15 $
USP=[ORIG=-40,30] E16 N8 W16 S8 $
UST=[ORIG=-12,15] E12 N7 W12 S7 $
.

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	0031	BARN,MT AE	0	0	20	22	1.00	UT	800.00	800.00	50	0	0	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0.76	AC		1.00	1.00	1.00	13,000.00	13,000.00	9,880							

REVIEW DATE 02/11/2025 BY TW Total Acres: 0.76 Total Land Value: 9,880 Market: 0 Agricultural: 0 Common: 9,880 PRINTED 11/21/2025 BY SYS