COMM INTERS OF S LINE OF SEC WIT
SR-100, RUN E ALONG S SEC LINE 1
FT FOR POB, CONT N 110 FT, E 110

GOODRICH THERESA/RUSSELL NICHOLAS
260 SE SANDY DR
LAKE CITY, FL 32025

2026

01-4S-17-07476-002

BUILDING CHARACTERISTICS

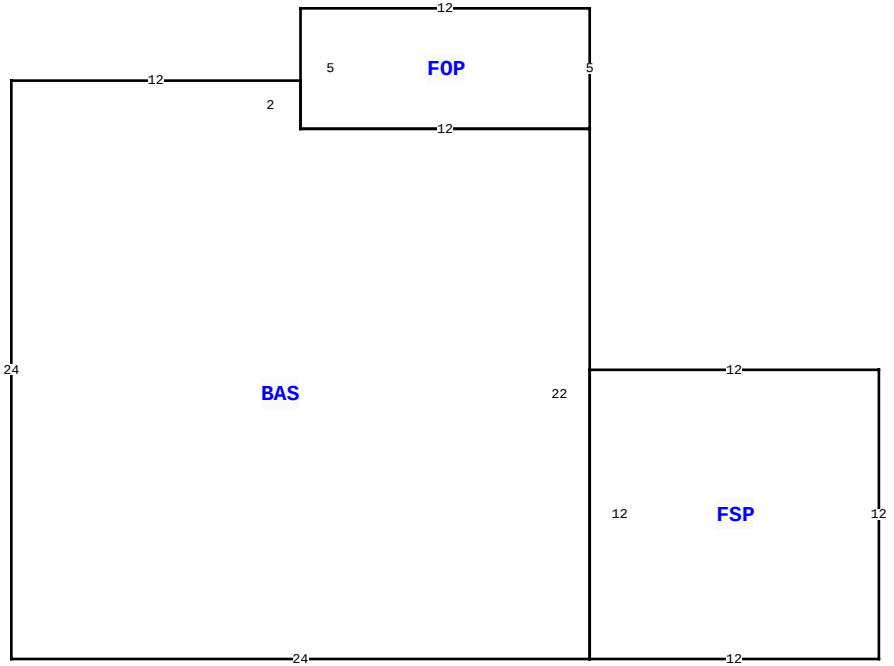
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	48,539
FOP	60	30		18	1,583
FSP	144	40		58	5,100
TOTALS	756			628	55,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	628	118.5080	132.73	83,354	1953	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2023 Heated Area: 552 HX Base Yr 2023



260 SE SANDY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,222
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,700
TOTAL MARKET VALUE		60,922
SOH/AGL Deduction		279
ASSESSED VALUE		60,643
TOTAL EXEMPTION VALUE	HX HB WX	40,643
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		60,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053851	Remodel	7,500	08/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2025	2/14/2022	QC	U	I	11	100
GRANTOR: MOORE SANDRA GAIL						
GRANTEE: GOODRICH THERESA						
932/1589	8/07/2001	QC	U	I	11	100
GRANTOR: RICHARDS SANDRA GAIL						
GRANTEE: MOORE SANDRA GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S24 E24 FSP= E12 N12 W12 S12$ N22 FOP= N5 W12 S5 E12$ W12 N2$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.38	AC		1.00	1.00	1.00	15,000.00	15,000.00	5,700							

REVIEW DATE 05/01/2026 BY robin Total Acres: 0.38 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 06/22/2026 BY SYS