

COMM NE COR OF SE1/4, RUN S
1411 FT FOR POB, CONT S 285.49
FT, W 524.82 FT, N 284.38 FT,

ANDRUS GLENN D/ANDRUS TERRY G
559 SW BROTHERS LN
LAKE CITY, FL 32025

2026

12-4S-16-02942-002



ELEMENT		CD	BUILDING CHARACTERISTICS 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 Floor	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Architectural	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	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	82,871
FOP	224	30		67	5,552
FUS	1,000	100		1,000	82,871
UGR	4,000	45		1,800	149,168
UOP	224	20		45	3,729
TOTALS	6,448			3,912	324,192

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0		471,552	2000	2000	0	0	31.25	68.75	

Heated Area: 2000 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			324,192
TOTAL MARKET OB/XF VALUE			18,700
TOTAL LAND VALUE - MARKET			76,752
TOTAL MARKET VALUE			419,644
SOH/AGL Deduction			0
ASSESSED VALUE			419,644
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			419,644
TOTAL JUST VALUE			419,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,733
LAND:1:1: ADJ;4 CREEK RUNS THRU PART OF LOT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052253	Roof Replacement	28,750	02/05/2025
39557	STORAGE	0	04/03/2020
16327	PLANE HNGR	385	10/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0398	12/26/2014	WD	Q	I	01	270,000
GRANTOR: HENRY J GRENFELL (MAR)						
GRANTEE: GLENN D & TERRY G A						
0808/1118	7/25/1995	WD	Q	V		37,900
GRANTOR: EARL W WEBSTER						
GRANTEE: HENRY J GRENFELL						

EXTRA FEATURES																
L N	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	0	50	50	1.00	UT	0.00	100	2000	2000	3	100	2,500	
2	0210	GARAGE U	0	0	20	45	1.00	UT	16,200.00	100	2021	2020		100	16,200	

BUILDING NOTES			

BUILDING DIMENSIONS			
UGR=[ORIG=0,0] W50 S80 E50 N80 \$			
BAS=[ORIG=-50,80] S20 E11 E39 N20 W50 \$			
FUS=[ORIG=30,0] E11 E39 N20 W50 S20 \$			
FOP=[ORIG=-39,100] S8 E28 N8 W28 \$			
UOP=[ORIG=41,0] S8 E28 N8 W28 \$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	3.28	AC		1.00	1.00	0.90	26,000.00	23,400.00	76,752								