

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,000	100	
FOP	224	30	
FUS	1,000	100	
UGR	4,000	45	
UOP	224	20	
TOTALS	6,448		

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	118.42	463,259	2000	2000	0	0	31.25	68.75

Heated Area: 2000 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			318,491
TOTAL MARKET OB/XF VALUE			18,700
TOTAL LAND VALUE - MARKET			76,752
TOTAL MARKET VALUE			413,943
SOH/AGL Deduction			0
ASSESSED VALUE			413,943
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			413,943
TOTAL JUST VALUE			413,943
NCON VALUE			0
INCOME VALUE			0
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		559 SW BROTHERS LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0
2	0210	GARAGE U	0

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2026	MLU

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												18,700										
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							