COMM INTERS E R/W ANDREW RD &
N R/W CR-245, RUN N ALONG E
R/W 172.85 FT FOR POB, CONT N

LEGUIRE SHEILA DAWN
173 SE ANDREWS DR
LAKE CITY, FL 32025

2027

14-4S-17-08346-004

BUILDING CHARACTERISTICS

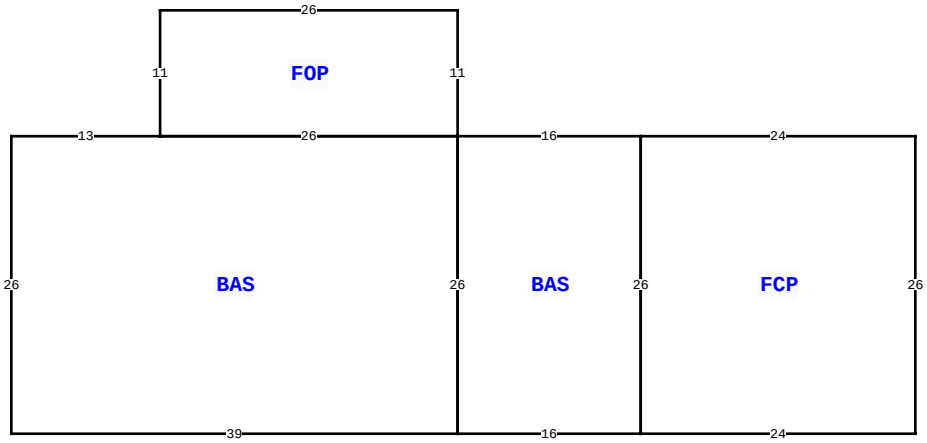
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC		14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	34,657
BAS	1,014	100		1,014	84,477
FCP	624	25		156	12,997
FOP	286	30		86	7,165
TOTALS	2,340			1,672	139,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	116.5220	128.17	214,300	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1430 HX Base Yr 2018



173 SE ANDREWS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0166	CONC,PAVMT	0	100	12	171	2,052.00	UT	1.50	1.50	100	1998	1998	3	100	3,078	
4	0166	CONC,PAVMT	0	100	0	0	631.00	UT	2.00	2.00	100	2005	2005	3	100	1,262	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	139,295
TOTAL MARKET OB/XF VALUE	5,190
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	162,485
SOH/AGL Deduction	61,971
ASSESSED VALUE	100,514
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	49,103
TOTAL JUST VALUE	162,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14016	ADDN SFR	85	05/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0458	11/01/2017	AG	U	I	21	30,000
GRANTOR: DON REED PROPERTIES L						
GRANTEE: SHEILA DAWN LEGUIRE						
1346/0011	10/12/2017	WD	U	I	17	30,000
GRANTOR: THE FIRST APOSTOLIC C						
GRANTEE: DON REED PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S26 E39 BAS= E16 FCP= E24 N26 W24 S26$ N26 W16 S26$ N26 FOP= N11 W26S11 E26$ W26$.

LAND DESCRIPTION

TOTAL OB/XF 5,190

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/18/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS