

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

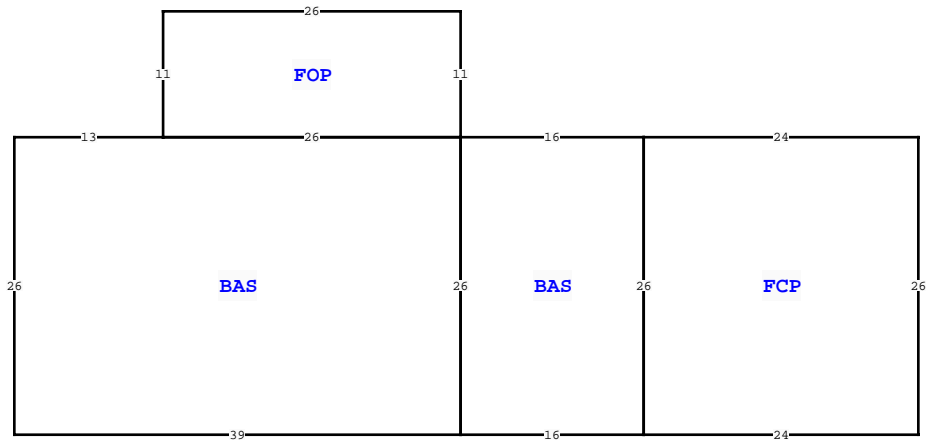
LEGUIRE SHEILA DAWN
173 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-004
14-4S-17-08346-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 1430						HX Base Yr 2018					



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	35,287
BAS	1,014	100		1,014	86,013
FCP	624	25		156	13,233
FOP	286	30		86	7,295
TOTALS	2,340			1,672	141,827

173 SE ANDREWS DR, LAKE CITY

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

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	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			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			141,827	
TOTAL MARKET OB/XF VALUE			5,190	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			165,017	
SOH/AGL Deduction			67,431	
ASSESSED VALUE			97,586	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			46,175	
TOTAL JUST VALUE			165,017	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			162,017	

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														
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							