

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

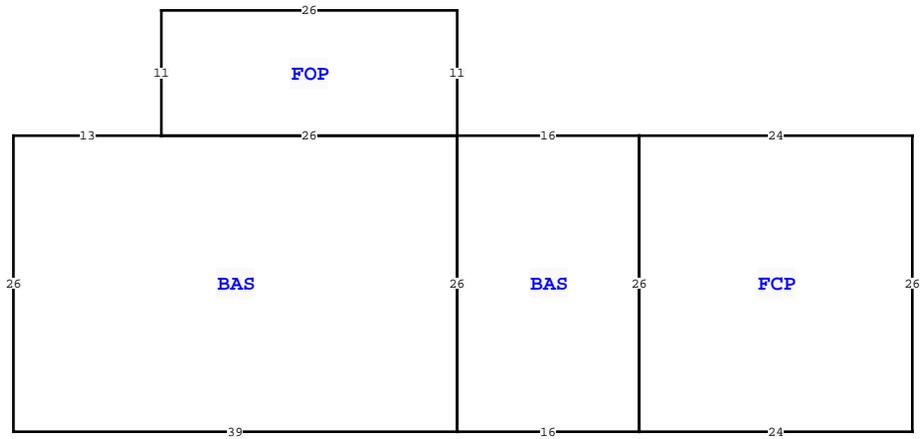
LEGUIRE SHEILA DAWN  
173 SE ANDREWS DR  
LAKE CITY, FL 32025

**2026**

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

BUILDING CHARACTERISTICS		
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

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								



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	35,920
BAS	1,014	100		1,014	87,555
FCP	624	25		156	13,470
FOP	286	30		86	7,426
<b>TOTALS</b>	<b>2,340</b>			<b>1,672</b>	<b>144,370</b>

173 SE ANDREWS DR, LAKE CITY

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

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	

TOTAL OB/XF 5,190

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			144,370	
TOTAL MARKET OB/XF VALUE			5,190	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			167,560	
SOH/AGL Deduction			69,974	
ASSESSED VALUE			97,586	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			46,175	
TOTAL JUST VALUE			167,560	
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	I	21	30,000
GRANTOR: DON REED PROPERTIES L						
GRANTEE: SHEILA DAWN LEGUIRE						
1346/0011	10/12/2017	WD U	I	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\$.											