

COMM INTERS N R/W CR-245 & E R/W
 N 406.56 FT FOR POB, CONT N 233.
 384.89 FT, S 357.02 FT, W 176.87

BENDER RANDY LYNN
 195 SE ANDREWS DR
 LAKE CITY, FL 32025

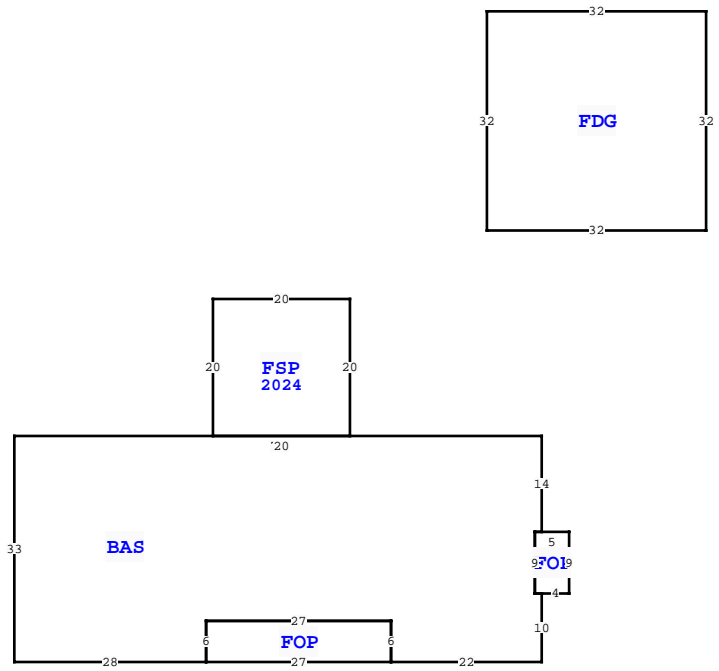
2026

14-4S-17-08346-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,370	100	
FDG	1,024	60	
FOP	45	30	
FOP	162	30	
FSP	400	40	2024
TOTALS	4,001		
TOTALS			3,207
TOTALS			273,875

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%	- 2024		Heated Area: 2370					HX Base Yr 2024		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		273,875		
TOTAL MARKET OB/XF VALUE		3,600		
TOTAL LAND VALUE - MARKET		40,200		
TOTAL MARKET VALUE		317,675		
SOH/AGL Deduction		521		
ASSESSED VALUE		317,154		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		265,743		
TOTAL JUST VALUE		317,675		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		321,709		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32513	MAINT/ALTR	35	12/04/2014
30680	MAINT/ALTR	30	12/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2071	6/12/2023	WD Q	Q	I	01	370,000

GRANTOR: HERRERA LIGIA M
 GRANTEE: BENDER RANDY LYNN
 1385/2737 6/03/2019 WD U I 11 0
 GRANTOR: SHIRLEY M ZECHER
 GRANTEE: LIGIA M HERRERA & Z

EXTRA FEATURES		195 SE ANDREWS DR, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100

L	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0 100	10	120	1,200.00	UT	2.00	2.00	100	2005	2005	3	100	2,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W77 S33 E28 N6 E27 S6 E22 N10 W1 N9 E1 N14 \$	
FDG=[ORIG=24,-30] N32 W32 S32 E32 \$	
FOP=[ORIG=-49,33] E27 N6 W27 S6 \$	
FOP=[ORIG=0,23] E4 N9 W5 S9 E1 \$	
PTR=[ORIG=0,0] N30 S30 \$	
FSP=[YR=2024;ORIG=-48,0] N20 E20 S20 W20 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,600								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	2.68	AC		1.00	1.00	1.00	15,000.00	15,000.00	40,200							