

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

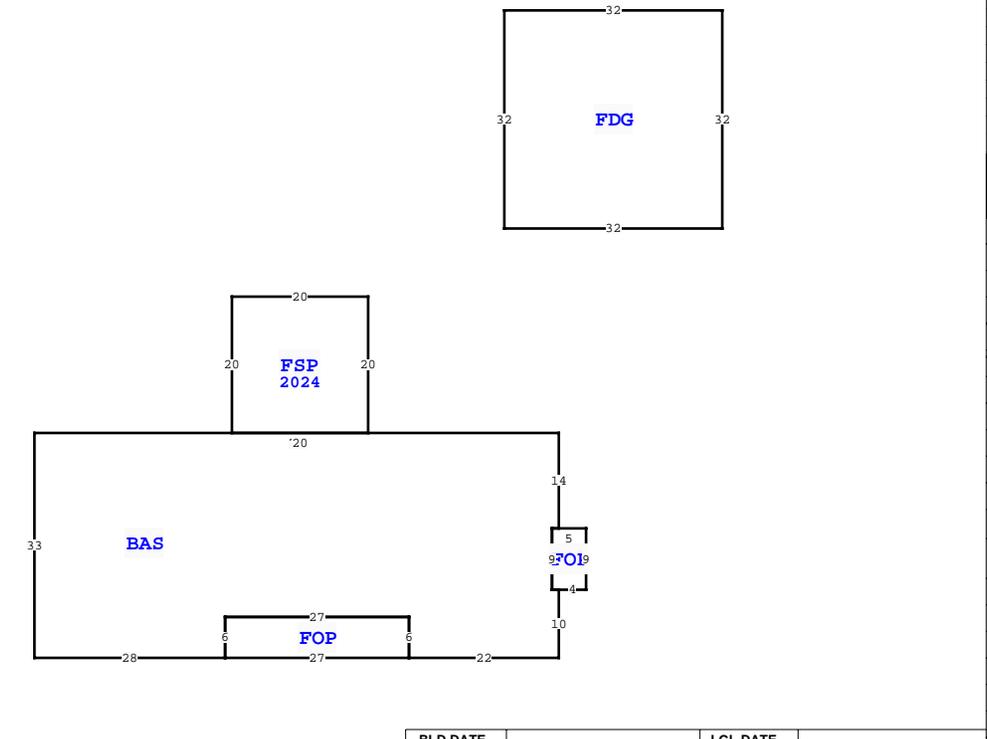
BENDER RANDY LYNN
 195 SE ANDREWS DR
 LAKE CITY, FL 32025

2026

14-4S-17-08346-005


ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,207	110.1050	125.52	402,543	1973	1995		0	0	30.75	69.25



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	206,006
FDG	1,024	60		614	53,370
FOP	45	30		14	1,217
FOP	162	30		49	4,259
FSP	400	40	2024	160	13,907
TOTALS	4,001			3,207	278,761

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			278,761	
TOTAL MARKET OB/XF VALUE			3,600	
TOTAL LAND VALUE - MARKET			40,200	
TOTAL MARKET VALUE			322,561	
SOH/AGL Deduction			5,407	
ASSESSED VALUE			317,154	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			265,743	
TOTAL JUST VALUE			322,561	
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	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																
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	0190	FPLC PF	0	100	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	UT	2.00	2.00	100	2005	2005	3	100	2,400	

TOTAL OB/XF													3,600				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/06/2026			MLU											

BUILDING NOTES												
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 \$ POP=[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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								