BEG AT INTERS OF W R/W PRICE CREEK CIRCLE RD & N R/W OF ANDREW RD, RUN W 470.63 FT, N

HORST MICHAEL JON
634 SE ANDREWS DR
LAKE CITY, FL 32025

2027

14-4S-17-08346-009

BUILDING CHARACTERISTICS

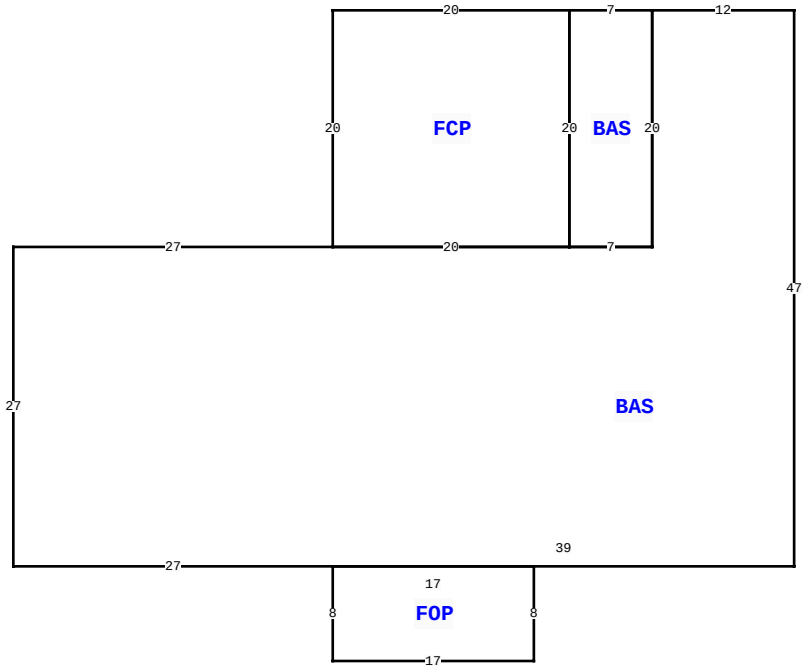
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	140	100		140	11,215
BAS	2,022	100		2,022	161,974
FCP	400	25		100	8,011
FOP	136	30		41	3,284
TOTALS	2,698			2,303	184,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,303	112.0350	123.24	283,822	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2162 HX Base Yr 2014



634 SE ANDREWS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	24	32	768.00	UT	14.00	14.00	100	1993	1993	3	100	10,752	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,484
TOTAL MARKET OB/XF VALUE		13,052
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		242,536
SOH/AGL Deduction		90,931
ASSESSED VALUE		151,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,194
TOTAL JUST VALUE		242,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37791	MAINT/ALTR	75	02/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0342	3/29/2013	WD	U	I	12	123,000
GRANTOR: REGIONS BANK						
GRANTEE: MICHAEL JON HORST						
1222/2268	9/28/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THEL						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S27 E27 FOP= S8 E17 N8 W17$ E39 N47 W12 BAS= W7 S20 E7 N20$ S20 W7 FCP= N20 W20 S20 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 13,052

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	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							
2	0000	C	VAC RES	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 03/26/2019 BY DF Total Acres: 3.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/16/2026 BY SYS