(AKA LOT 8 PRICE CREEK ACRES S/D UNR DESC AS):
COMM 467.42 FT N OF SW COR OF

BOSE KENNETH A/BOSE ANITA P
435 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-013

BUILDING CHARACTERISTICS

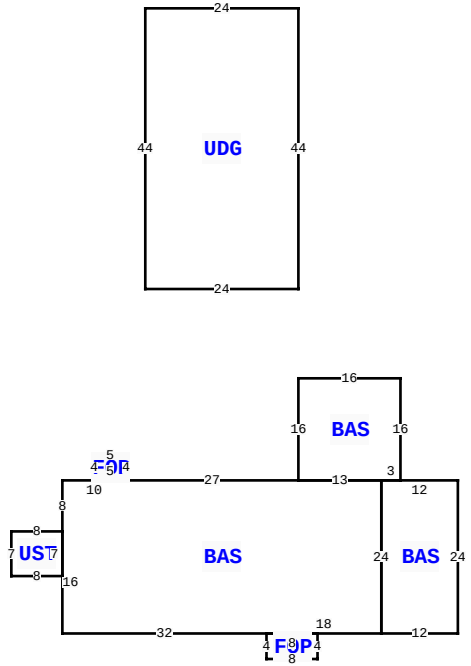
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	19,416
BAS	288	100		288	21,843
BAS	1,200	100		1,200	91,010
FOP	20	30		6	455
FOP	32	30		10	759
UDG	1,056	55		581	44,064
UST	56	45		25	1,896
TOTALS	2,908			2,366	179,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	104.1780	116.68	276,065	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1744 HX Base Yr



435 SE ANDREWS DR, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0210	GARAGE U	0	100	24	44	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	100	15	225	3,375.00	UT	2.00	2.00	100	2005	2005	3	100	6,750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0060	CARPORT F	0	100	24	24	576.00	UT	3.50	3.50	100	2013	2013	3	100	2,016	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,442
TOTAL MARKET OB/XF VALUE		11,966
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		209,408
SOH/AGL Deduction		87,359
ASSESSED VALUE		122,049
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,638
TOTAL JUST VALUE		209,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045804	Roof Replacement	10,000	10/28/2022
41070	RECONNECT		12/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0764	2/04/2016	LE	U	I	14	100

GRANTOR: KENNETH A & ANITA P B

GRANTEE: KENNETH A & ANITA P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 W10 S8 S16 E32 E18 N24 W13 $
UDG=[ORIG=0,-30] N44 W24 S44 E24 $
BAS=[ORIG=13,24] E12 N24 W12 S24 $
BAS=[ORIG=13,0] E3 N16 W16 S16 E13 $
UST=[ORIG=-37,8] W8 S7 E8 N7 $
FOP=[ORIG=-5,24] S4 E8 N4 W8 $
FOP=[ORIG=-27,0] N4 W5 S4 E5 $.

.

LAND DESCRIPTION

TOTAL OB/XF 11,966

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/21/2022 BY JS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/23/2026 BY SYS