(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

**2027**

**14-4S-17-08346-013**

## BUILDING CHARACTERISTICS

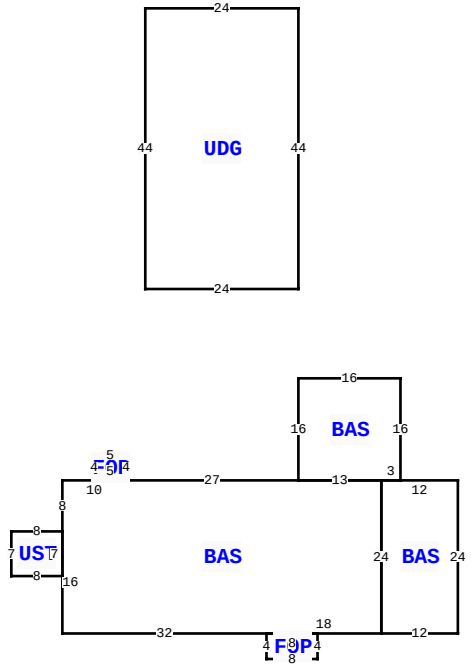
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 80 |
| Interior Floo | 15 | HARDTILE 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 | 19,070 |
| BAS | 288 | 100 | | 288 | 21,453 |
| BAS | 1,200 | 100 | | 1,200 | 89,388 |
| FOP | 20 | 30 | | 6 | 447 |
| FOP | 32 | 30 | | 10 | 745 |
| UDG | 1,056 | 55 | | 581 | 43,279 |
| UST | 56 | 45 | | 25 | 1,862 |
| TOTALS | 2,908 | | | 2,366 | 176,244 |

## 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 | 114.60 | 271,144 | 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 | |
| XF DATE | | LAND DATE | 05/08/2026 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 | 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 | | 176,244 |
| TOTAL MARKET OB/XF VALUE | | 11,966 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 206,210 |
| SOH/AGL Deduction | | 80,500 |
| ASSESSED VALUE | | 125,710 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 74,299 |
| TOTAL JUST VALUE | | 206,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 209,408 |

| 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 $.

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## 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 11/17/2026 BY SYS