COMM INTERS N R/W CR-245 & W BDR
NW1/4, RUN N 654.48 FT TO N R/W
E ALONG R/W 502 FT FOR POB, CONT

GREEN JONATHAN/GREEN AUTUMN
326 SE ANDREWS DR
LAKE CITY, FL 32025

**2027**

**14-4S-17-08346-042**

## BUILDING CHARACTERISTICS

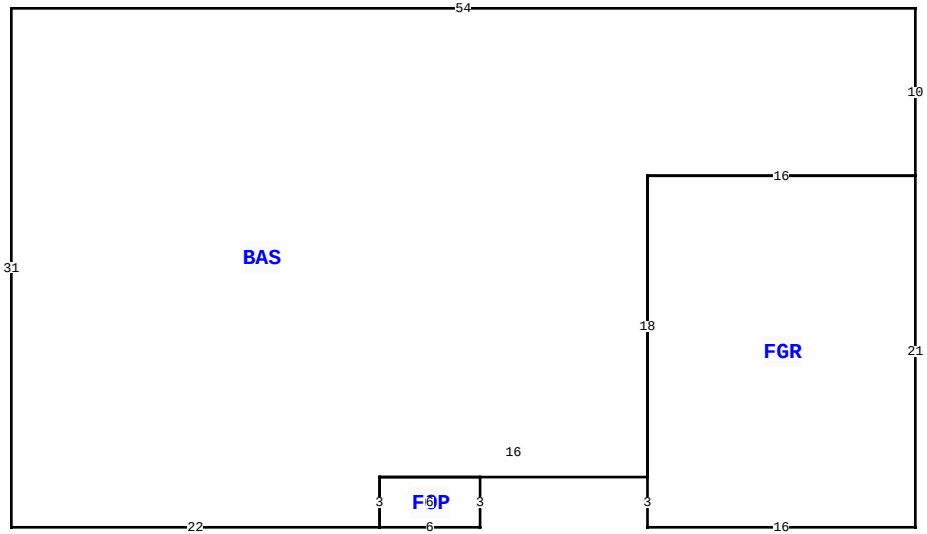
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 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 | 1,290 | 100 | | 1,290 | 129,248 |
| FGR | 336 | 55 | | 185 | 18,535 |
| FOP | 18 | 30 | | 5 | 501 |
| TOTALS | 1,644 | | | 1,480 | 148,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,480 | 113.8500 | 125.24 | 185,355 | 1985 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1290 HX Base Yr 2025




326 SE ANDREWS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,284 |
| TOTAL MARKET OB/XF VALUE | | 1,700 |
| TOTAL LAND VALUE - MARKET | | 18,360 |
| TOTAL MARKET VALUE | | 168,344 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 168,344 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 116,933 |
| TOTAL JUST VALUE | | 168,344 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 171,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32184 | MAINT/ALTR | 35 | 08/04/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/522 | 12/01/2023 | WD | Q | I | 01 | 200,000 |
| GRANTOR: SEAY VIOLET G TRUST D | | | | | | |
| GRANTEE: GREEN JONATHAN | | | | | | |
| 1305/0998 | 11/25/2015 | WD | U | I | 30 | 100 |
| GRANTOR: VIOLET G SEAY | | | | | | |
| GRANTEE: VIOLET G SEAY & SAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W54 S31 E22 FOP= E6 N3 W6 S3$ N3 E16 FGR= S3 E16 N21W16 S18$ N18 E16 N10$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 14 | 20 | 1.00 | UT | 400.00 | 400.00 | 50 | 0 | 0 | 3 | 50 | 200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,360 | | | | | | | |

REVIEW DATE 12/18/2023 BY TP Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/17/2026 BY SYS