

BEG AT MONUMENT WHERE E R/W BRAD
R/W ANDREW RD, RUN E 467.49 FT,
467.49 FT, N 279.54 FT TO POB. (

O'CAIN RICHARD E/O'CAIN JUDITH A
535 SE ANDREWS DR
LAKE CITY, FL 32025

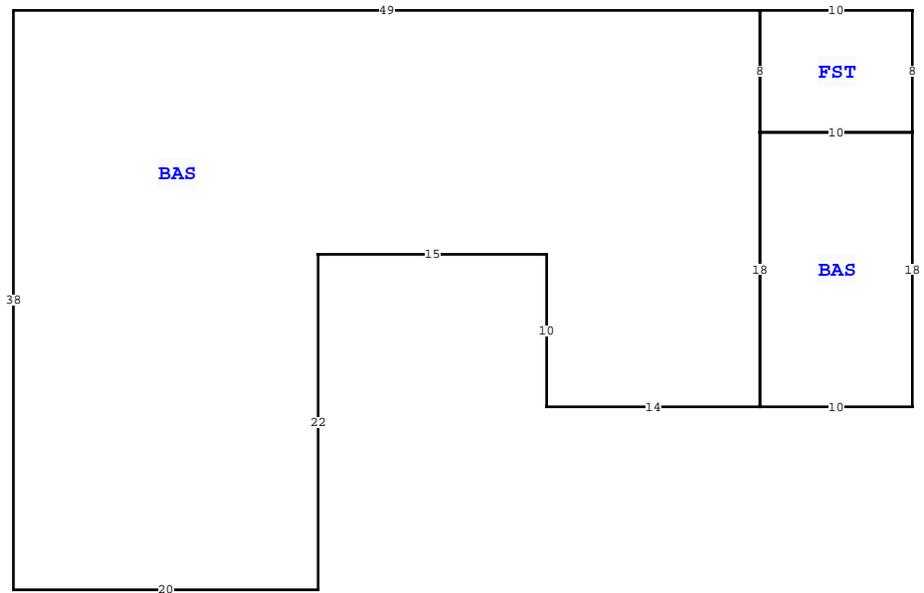
2026

14-4S-17-08346-046



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	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
BAS	180	100	
BAS	1,364	100	
FST	80	55	
TOTALS	1,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
				Heated Area: 1544			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,547
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			182,347
SOH/AGL Deduction			81,892
ASSESSED VALUE			100,455
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			49,044
TOTAL JUST VALUE			182,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052247	Generator	0	02/04/2025
000046766	Roof Replacement	23,356	03/17/2023
36210	MAINT/ALTR	169	01/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W49 S38 E20 N22 E15 S10 E14 BAS= E10 N18 W10 S18\$ N18	
FST= E10 N8 W10S8\$ N8\$.	

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	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0			1,200.00	100	0	0	3	100	1,200	
3	0263	PRCH, USP	0	100	0	0			0.00	100	0	0	3	100	400	
4	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	200	
5	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0			0.00	100	2017	2017	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0			0.00	100	2017	2017	3	100	100	

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	DPH 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	3.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	45,000							