COMM INTERS N R/W CR-245 & E R/W
N 640.27 FT, E 384.89 FT FOR POB
E 150 FT, S 314.11 FT, W 154.56

HANSEN DENNIS T/HANSEN RHONNA LEA
319 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08346-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

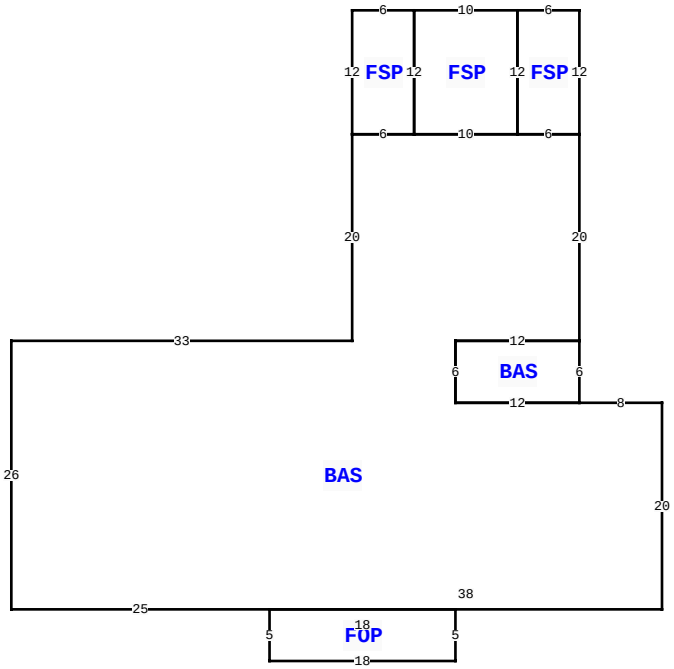
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	06	06
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	72	100		72	8,836
BAS	1,958	100		1,958	240,273
FOP	90	30		27	3,313
FSP	72	40		29	3,559
FSP	72	40		29	3,559
FSP	120	40		48	5,890
TOTALS	2,384			2,163	265,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	117.7754	134.26	290,404	1973	2017	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2023 Heated Area: 2030 HX Base Yr 2023



319 SE ANDREWS DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,429
TOTAL MARKET OB/XF VALUE		21,788
TOTAL LAND VALUE - MARKET		19,620
TOTAL MARKET VALUE		306,837
SOH/AGL Deduction		14,837
ASSESSED VALUE		292,000
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		235,589
TOTAL JUST VALUE		306,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044867	Remodel	7,958	06/15/2023
000044971	Storage Building	10,267	07/15/2022
25676	POOL ENCL	95	03/29/2007
25363	POOL	195	01/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1491	5/24/2022	WD	Q	I	01	300,000
GRANTOR: ASTLEY DORINDA S						
GRANTEE: HANSEN DENNIS T						
1452/1684	11/15/2021	WD	Q	I	01	264,000
GRANTOR: JENKINSON KRISTI W						
GRANTEE: ASTLEY DORINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S26 E25 E38 N20 W8 W12 N6 E12 N20 W6 W10 W6 S20 $
FSP=[ORIG=16,-20] N12 W10 S12 E10 $
FOP=[ORIG=-8,26] S5 E18 N5 W18 $
BAS=[ORIG=22,6] N6 W12 S6 E12 $
FSP=[ORIG=22,-20] N12 W6 S12 E6 $
FSP=[ORIG=6,-20] N12 W6 S12 E6 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	26	10	260.00	UT	70.00	70.00	100	2007	2007	3	54	9,828	
5	0031	BARN,MT AE	0	100	0	0	624.00	UT	15.00	15.00	100	2023	2022		100	9,360	

LAND DESCRIPTION

TOTAL OB/XF 21,788

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	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							

REVIEW DATE 09/09/2022 BY ME Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 05/08/2026 BY SYS