

COMM INTERS OF S R/W ANDREW RD &
CT, RUN S 279.54 FT FOR POB, RUN
300.96 FT, NW 196.13 FT, N 204.3

SAULS JOHN GERARD/SAULS CYNTHIA ANN
213 SE DOUG MOORE DR
LAKE CITY, FL 32025

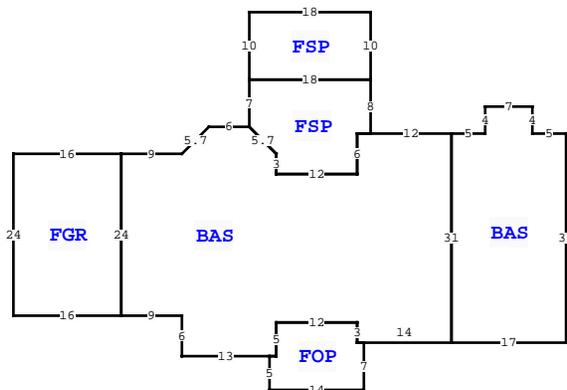
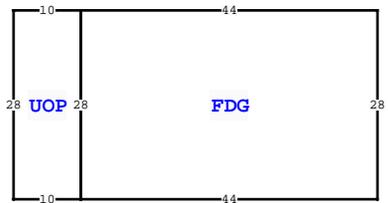
2026

14-4S-17-08353-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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.	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	555	100	
BAS	1,374	100	
FDG	1,232	60	
FGR	384	55	
FOP	132	30	
FSP	180	40	
FSP	220	40	
UOP	280	20	
TOTALS	4,357		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,135	112.3260	125.81	394,414	1996	1996	0	0	29.00	71.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1929 HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,034	
TOTAL MARKET OB/XF VALUE		3,192	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		301,226	
SOH/AGL Deduction		103,257	
ASSESSED VALUE		197,969	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		141,558	
TOTAL JUST VALUE		301,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,170	

SALE: 4:1: INCLUDED 08346-052
SALE: 3:1: INCLUDED 08346-052 - CERTIFICATE OF TITL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047280	Roof Replacement	8,400	05/19/2023
000047281	Roof Replacement	20,500	05/19/2023
16643	ADDN SFR	105	02/23/2000
10847	SFR	220	03/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0911	3/01/2005	WD Q	Q	I		167,000

GRANTOR: KENNETH S & SHIRLEY J
GRANTEE: JOHN GERARD & CYNTH
0850/1526 12/18/1997 WD Q I 73,500
GRANTOR: PROFFITT
GRANTEE: JOHNSON

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W12 FSP= N8 FSP= N10 W18 S10 E18\$ W18 S7 R4 D4 S3 E12 N6 E2\$ W2 S6 W12 N3 U4 L4 W6 L4 D4 W9 FGR= W16 S24 E16 N24\$ S24 E9 S6 E13FOP= S5 E14 N7 W1 N3 W12 S5 W1\$ E1 N5 E12 S3 E14 BAS= E17 N31 W5 N4 W7 S4 W5 S31\$ N31\$ PTR= N30 FDG= N28 W44 UOP= W10 S28 E10 N28\$ S28 E44\$ S30\$.	

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	0166	CONC, PAVMT	0	100	0	0	861.00	UT	1.50	1.50	100	1996	1996	3	100	1,292	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	

LAND DESCRIPTION		TOTAL OB/XF													3,192									
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							