COMM SW COR OF NE1/4 OF NW1/4, R
E 958 FT FOR POB, RUN N 299.15 F
FT, S 303.02 FT, W 152 FT TO POB

KERRIGAN JANET/TIRABASSI JAMES ANTHONY
420 SE ANDREWS DR
LAKE CITY, FL 32025

2027

14-4S-17-08353-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 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		3 100
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

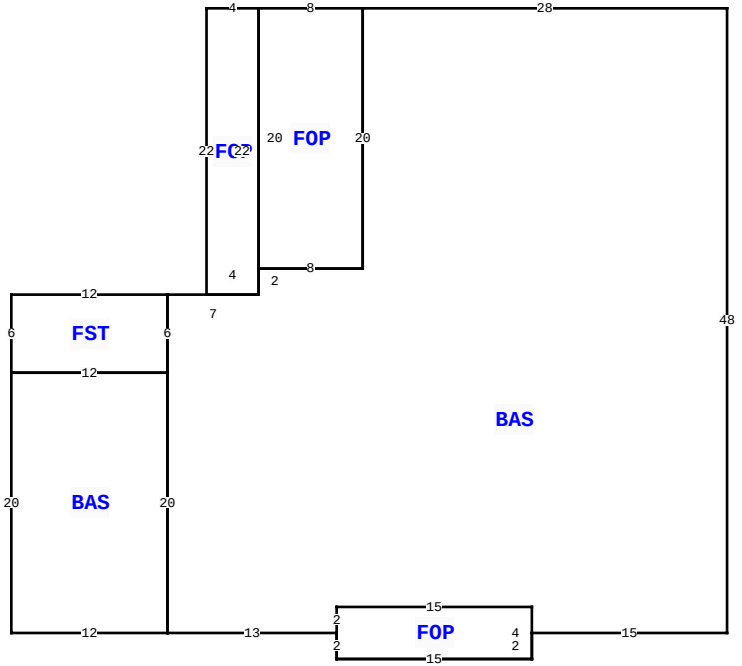
NEIGHBORHOOD/LOC 14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,692
BAS	1,780	100		1,780	146,048
FOP	60	30		18	1,477
FOP	88	30		26	2,133
FOP	160	30		48	3,938
FST	72	55		40	3,282
TOTALS	2,400			2,152	176,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	114.7580	126.23	271,647	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 2020 HX Base Yr 2027



420 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	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	10	8	240.00	UT	3.30	3.30	100	0	0	3	100	792	
3	0166	CONC,PAVMT	0	100	0	0	1,043.00	UT	1.50	1.50	100	2000	2000	3	100	1,565	
4	0294	SHED WOOD/	0	100	12	20	192.00	UT	7.50	7.50	100	2005	2005	3	100	1,440	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,571
TOTAL MARKET OB/XF VALUE	5,147
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	200,618
SOH/AGL Deduction	0
ASSESSED VALUE	200,618
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	99,207
TOTAL JUST VALUE	200,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,135

SALE:1:1: 1.05 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056171	Roof Replacement	11,800	07/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1915	3/31/2026	WD	Q	I	01	251,000
GRANTOR: BAER KENNETH G						
GRANTEE: KERRIGAN JANET						
1382/0802	4/04/2019	WD	U	I	12	149,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KENNETH G BAER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S20 W8 S2 W7 S6 S20 E13 S2 E15 N2 E15 N48 $
BAS=[ORIG=-43,28] W12 S20 E12 N20 $
FOP=[ORIG=-28,0] W8 S20 E8 N20 $
FOP=[ORIG=-36,0] W4 S22 E4 N22 $
FST=[ORIG=-43,22] W12 S6 E12 N6 $
FOP=[ORIG=-30,48] N2 E15 S4 W15 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,147

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	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

REVIEW DATE 04/25/2017 BY DF Total Acres: 1.05 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS