

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

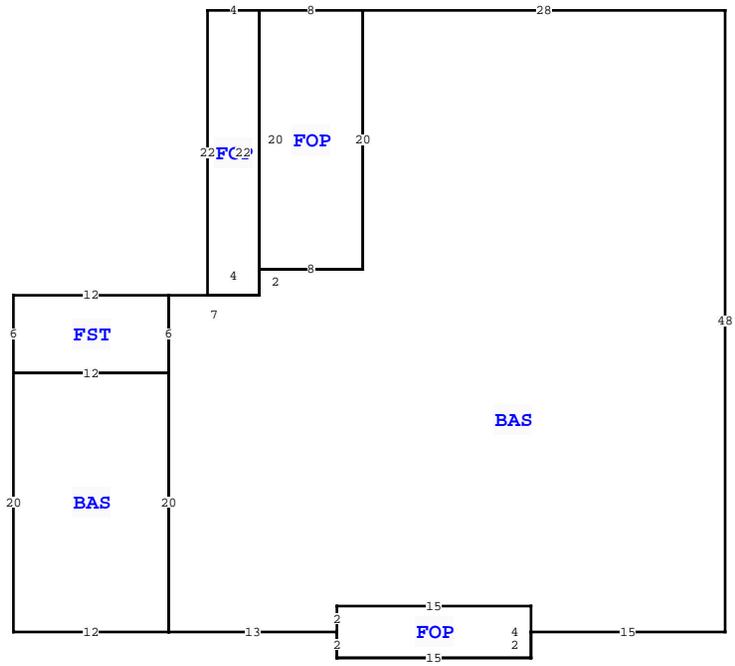
KERRIGAN JANET/TIRABASSI JAMES ANTHONY
420 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08353-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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	240	100	
BAS	1,780	100	
FOP	60	30	
FOP	88	30	
FOP	160	30	
FST	72	55	
TOTALS	2,400		

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	128.53	276,597	1985	1985		0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 2020 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,788
TOTAL MARKET OB/XF VALUE			5,447
TOTAL LAND VALUE - MARKET			18,900
TOTAL MARKET VALUE			204,135
SOH/AGL Deduction			66,455
ASSESSED VALUE			137,680
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,269
TOTAL JUST VALUE			204,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	3.30	100	0	0	3	100	792	
3	0166	CONC, PAVMT	0	100	0	0	1,043.00	UT	1.50	100	2000	2000	3	100	1,565	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	2005	2005	3	100	1,440	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	150	

TOTAL OB/XF												
5,447												

LAND DESCRIPTION																								
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	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							

TOTAL OB/XF												
5,447												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W28 FOP= W8 FOP= W4 S22 E4 N22\$ S20 E8 N20\$ S20 W8 S2 W7 FST= W12 S6 E12 N6\$ S6 BAS= W12 S20 E12 N20\$S20 E13 FOP= N2 E15 S4 W15 N2\$ S2 E15 N2 E15 N48\$.												