

COMM SW COR OF NE1/4 OF NW1/4, R
E 806 FT FOR POB, RUN N 296.33 F
S 299.15 FT, W 152 FT TO POB. (A

MUNRO DONNA L
378 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08353-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
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	1,360	100	
FGR	525	55	
FOP	20	30	
TOTALS	1,905		

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%	- 2000	132.81	219,801	1976	1976	0	0	35.00	65.00

Heated Area: 1360 HX Base Yr 2000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		142,871	
TOTAL MARKET OB/XF VALUE		2,970	
TOTAL LAND VALUE - MARKET		18,720	
TOTAL MARKET VALUE		164,561	
SOH/AGL Deduction		77,502	
ASSESSED VALUE		87,059	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		35,648	
TOTAL JUST VALUE		164,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051124	Roof Replacement	14,725	10/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1891	5/07/2025	LE U		I	14	100

GRANTOR: MUNRO DONNA L
GRANTEE: MUNRO DONNA L (ENH
0931/0030 7/05/2001 WD Q I 01 100
GRANTOR: R CAMARA
GRANTEE: D MUNRO (CORRECTIVE

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0040	BARN, POLE	1.50
4	0120	CLFENCE 4	0.00
5	0294	SHED WOOD/	0.00
6	0251	LEAN TO W/	0.00

TOTAL OB/XF												2,970				
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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN, POLE	0	100	20	480.00	UT	1.50	1.50	100	0	0	3	100	720	
4	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0251	LEAN TO W/	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S12 FGR= S25 E21 N25 W21\$ E21 S14 E14 FOP= S2E5 N4 W5 S2\$ N2 E5 S2 E24 N26\$.	

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	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							