LOT 14 PRICE CREEK LANDING
790-68, 792-2458, WD 1061-402, W

HANKINS MICHAEL
162 SE ANDREWS DR
LAKE CITY, FL 32025

2027

14-4S-17-08354-114

BUILDING CHARACTERISTICS

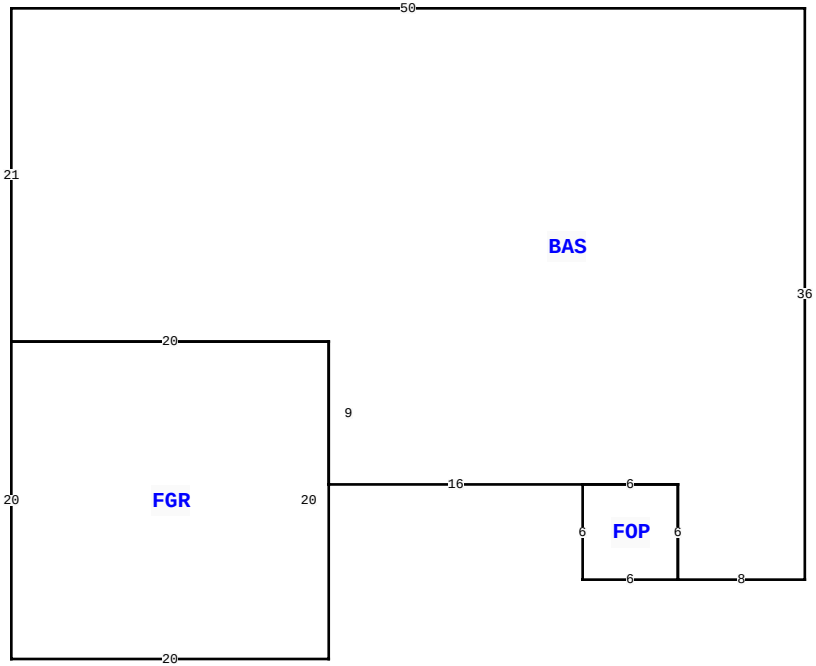
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	14417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	158,257
FGR	400	55		220	25,451
FOP	36	30		11	1,272
TOTALS	1,804			1,599	184,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	123.7260	136.10	217,624	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1368 HX Base Yr 2025



162 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	0166	CONC,PAVMT	0	100	0	0	1,044.00	UT	3.00	3.00	100	2006	2006	3	100	3,132	
2	0258	PATIO	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,980
TOTAL MARKET OB/XF VALUE		3,632
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		210,612
SOH/AGL Deduction		0
ASSESSED VALUE		210,612
TOTAL EXEMPTION VALUE	HX HB 13	210,612
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		210,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049769	Roof Replacement	10,400	05/09/2024
23988	M H	463	12/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2003	7/25/2024	WD	Q	I	01	255,000
GRANTOR: ULMAN MARY ANN						
GRANTEE: HANKINS MICHAEL						
1137/1217	11/16/2007	WD	Q	I	01	100
GRANTOR: MARY ANN ULMAN						
GRANTEE: MARY ANN ULMAN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S21 FGR= S20 E20 N20 W20$ E20 S9 E16 FOP= S6 E6 N6 W6$ E6 S6 E8 N36$.

LAND DESCRIPTION

TOTAL OB/XF 3,632

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS