

BEG SW COR OF E1/2 OF NW1/4 OF S
N 75.79 FT, E 626.65 FT TO W R/W
CR-133, S 76.08 FT, W 627 FT TO

BANDY BENJAMIN A/BANDY LINDA L
430 LAKEVIEW DR
BRANFORD, FL 32008

2026

22-4S-17-08676-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
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	
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	22417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	264	100	
BAS	1,100	100	
FOP	57	30	
FST	72	55	
TOTALS	1,493		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,421	122.0000	139.08	197,633	1971	1990		0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	264	100		264	23,866						
BAS	1,100	100		1,100	99,442						
FOP	57	30		17	1,537						
FST	72	55		40	3,616						
TOTALS	1,493			1,421	128,461						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	128,461		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	19,800		
TOTAL MARKET VALUE	148,661		
SOH/AGL Deduction	6,433		
ASSESSED VALUE	142,228		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	142,228		
TOTAL JUST VALUE	148,661		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	142,007		
SALE:2:1: NO STAMPS			
SALE:1:1: LOT 11 KINARD ACRES S/D			
PRMT:1:1: VINYL SIDING TO SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1480	MAINT/ALTR	35	09/30/2013
11516	REMODEL	50	08/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2717	12/11/2017	WD	U	I	18	69,200
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: BENJAMIN A & LINDA						
1348/1888	11/17/2017	WD	U	I	18	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF VE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993
TOTALS											

BUILDING NOTES			
4580 SE COUNTRY CLUB RD, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/08/2026	
LAND DATE		MLU	
AG DATE			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	1.10	AC	1.00
TOTAL OB/XF 400											

BUILDING DIMENSIONS											
BAS= W44 S25 E37 FOP= S3 E19 N3 W19\$ E7 BAS= S3 E12 N22 W12 S19\$ N19 FST= E12 N6W12 S6\$ N6\$.											