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

2027

22-4S-17-08676-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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. 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

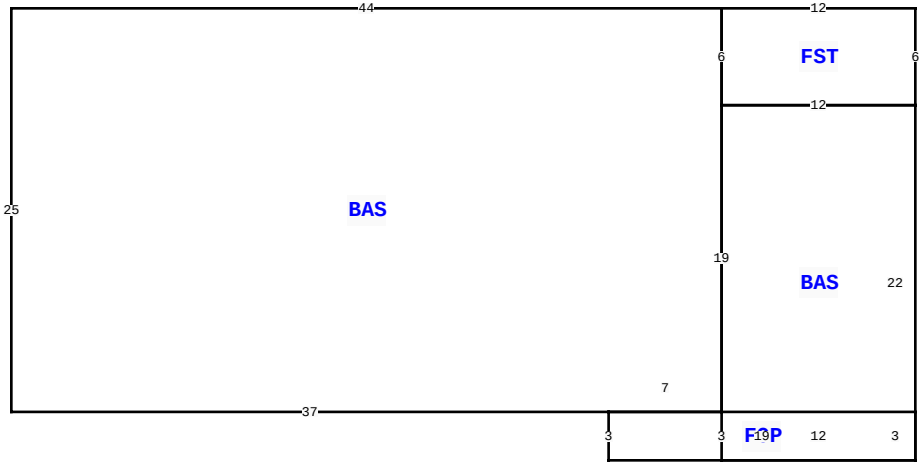
NEIGHBORHOOD/LOC 22417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	23,029
BAS	1,100	100		1,100	95,953
FOP	57	30		17	1,483
FST	72	55		40	3,489
TOTALS	1,493			1,421	123,954

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	134.20	190,698	1971	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr



4580 SE COUNTRY CLUB RD, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,954
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	19,800
TOTAL MARKET VALUE	144,154
SOH/AGL Deduction	0
ASSESSED VALUE	144,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,154
TOTAL JUST VALUE	144,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,407

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,800							

REVIEW DATE 05/22/2017 BY BC Total Acres: 1.10 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/17/2026 BY SYS