

COMM SW COR OF NW1/4 OF SW1/4  
OF NE1/4, RUN E 10.73 FT TO  
E R/W OF CR 252-A FOR POB,

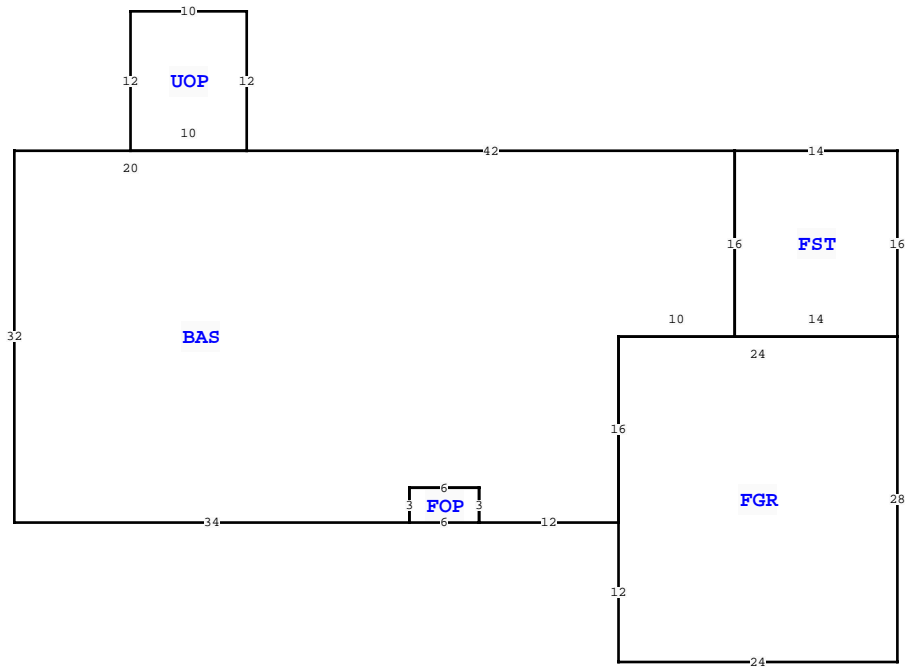
ANDREWS STEPHEN A/ANDREWS CYNTHIA KAY  
267 SW KOONVILLE AVE  
LAKE CITY, FL 32024

**2026**

26-3S-15-00241-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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	01
NEIGHBORHOOD/LOC	26315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,806	100	
FGR	672	55	
FOP	18	30	
FST	224	55	
UOP	120	20	
TOTALS	2,840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,328	115.4440	129.30	301,010	1985	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1806 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,656
TOTAL MARKET OB/XF VALUE			19,036
TOTAL LAND VALUE - MARKET			44,660
TOTAL MARKET VALUE			259,352
SOH/AGL Deduction			107,400
ASSESSED VALUE			151,952
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			100,541
TOTAL JUST VALUE			259,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,232
SALE: 2:1: 4.06 AC MOL			
SALE: 1:1: 4.06 AC PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/1056	9/20/1996	WD Q	Q	I		106,000
GRANTOR: RIGDON						
GRANTEE: ANDREWS						
0809/1004	8/15/1995	WD Q	Q	I		95,000
GRANTOR: MARTIN & BARBARA LARS						
GRANTEE: ROBERT M & CHARLSIE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1985
2	0294	SHED WOOD/	0	100	12	18	UT	0.00	0.00	100	1985
3	0166	CONC, PAVMT	0	100	24	23	UT	0.00	0.00	100	0
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016
6	0296	SHED METAL	0	100	0	0	UT	1,500.00	1,500.00	100	2023

TOTAL OB/XF											
19,036											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/22/2026		MLU						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W42 UOP= N12 W10 S12 E10\$ W20 S32 E34FOP= E6 N3 W6S3\$ N3 E6 S3 E12 FGR= S12 E24N28 W24 S16\$ N16 E10 FST= E14N16 W14 S16\$ N16\$.						

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	4.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,660							