LOTS 5 & 6 BLOCK 1 ANDREWS PARK
455-661, 662-34, 725-739, 753-11

ADAMS FAMILY TRUST DATED FEBRUARY 13, 2025
386 SE PRICE CREEK LOOP
LAKE CITY, FL 32025

2026

34-3S-17-07049-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

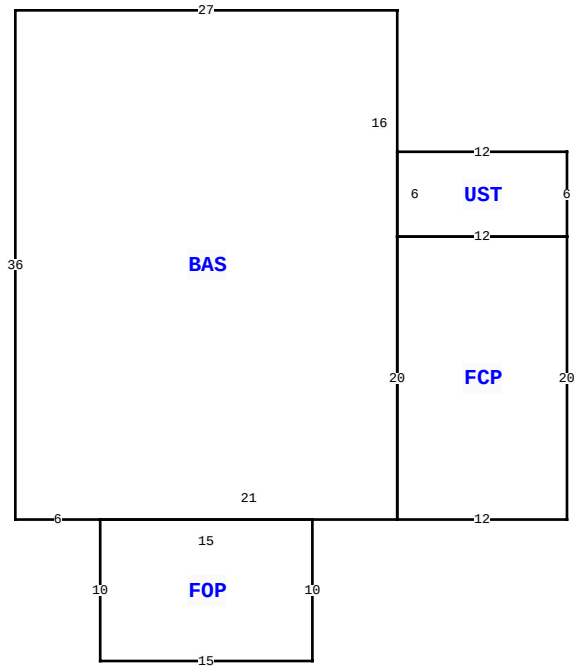
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100		972	71,273
FCP	240	25		60	4,400
FOP	150	30		45	3,299
UST	72	45		32	2,347
TOTALS	1,434			1,109	81,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	98.9604	112.81	125,106	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 972 HX Base Yr



321 SE ANDREW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,319
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	11,960
TOTAL MARKET VALUE	94,929
SOH/AGL Deduction	0
ASSESSED VALUE	94,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,929
TOTAL JUST VALUE	94,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/2283	2/13/2025	TR	U	I	11	100
GRANTOR: ADAMS JAMES A LIVING						
GRANTEE: ADAMS FAMILY TRUST						
1099/0996	10/18/2006	WD	Q	I	01	100
GRANTOR: JAMES A & JENNELL ADA						
GRANTEE: JAMES A & JENNELL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S36 E6 FOP= S10 E15N10 W15$ E21 FCP= E12 N20 W12S20$ N20 UST= E12 N6 W12 S6$ N16$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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			0.00	0.00	1.04	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,960							

REVIEW DATE 06/23/2020 BY KR Total Acres: 1.04 Total Land Value: 11,960 Market: 0 Agricultural: 0 Common: 11,960 PRINTED 05/12/2026 BY SYS