

(AKA LOT 8 PRICE CREEK ACRES
S/D UNR DESC AS):
COMM 467.42 FT N OF SW COR OF

BOSE KENNETH A/BOSE ANITA P
435 SE ANDREWS DR
LAKE CITY, FL 32025

MARKET ADJUSTMENTS

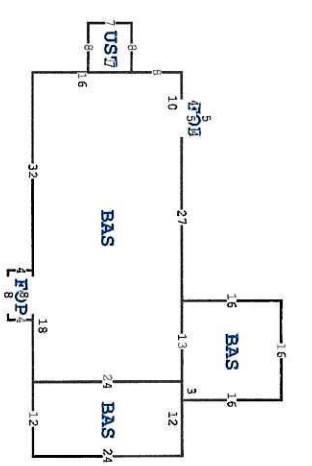
TYPE	ML	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON FNCT	NORM	% COND
0100	01	2,366	104,1780	86.47	204,588	1973	1973	0	0	65.00

2023
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY
PAGE 1 of 1

14-4S-17-08346-013

ELEMENT	CD	CONSTRUCTION	TYPE	ML	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVB	ECON FNCT	NORM	% COND
Exterior Wall	19	COMMON BRK 90	0100	01	2,366	104,1780	86.47	204,588	1973	1973	0	0	65.00
Exterior Wall	31	VINYL SID 10	1 SINGLE FAM - 100% - 0										
Roof Structure	03	GABRIE/ZIP 100	HX Base Yr										
Roof Cover	03	COMP SHINGL 100											
Interior Wall	05	DRYWALL 100											
Interior Floor	09	PINE WOOD 80											
Interior Floor	15	HARDTILE 20											
Air Condition	03	CENTRAL 100											
Heating Type	04	AIR DUCTED 100											
Bedrooms	3	100											
Bathrooms	1.5	100											
Frame	01	NONE 100											
Stories	1.1	100											
Architectural	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	14417.010	1.00/											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100	256	14,388
BAS	288	100	288	16,187
BAS	1,200	100	1,200	67,447
FOP	20	30	6	337
FOP	32	30	10	562
UDG	1,056	55	581	32,655
UST	56	45	25	1,405



EXTRA FEATURES	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG VALUE	ADJ UNIT PRICE	ADJ UNIT VALUE	NOTES
1 0210	GARAGE V	0 100	24	44	1.00	UT 0.00		0.00	100	0	0	3	100	3,000		3,000	
2 0166	CONC. PAVMT	0 100	15	225	3.375	UT 2.00		2.00	100	2005	2005	3	100	6,750		6,750	
3 0294	SHED WOOD/	0 100	0	0	1.00	UT 0.00		0.00	100	2013	2013	3	100	200		200	
4 0060	CARPOR F	0 100	24	24	576.00	UT 3.50		3.50	100	2013	2013	3	100	2,016		2,016	

TOTALS	2,908	2,366	132,982	435 SE ANDREWS DR, LAKE CITY	BLD DATE	XF DATE	INC DATE	LG DATE	LAND DATE	03/15/2022	MLU
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LAND DESCRIPTION	LAND USE	LAND USE DESCRIPTION	CAP	R	D	LOC	FRONT	DEPTH	TOT LAND UNITS	UNIT TYPE	D	DPTH	FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSVY
1 0100	SFR		100	A-1		0.00	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	15,000.00	15,000.00	15,000.00	15,000						

REVIEW DATE	02/18/2021	BY	BC	Total Acres:	1.00	Total Land Value:	15,000	Market:	0	Agricultural:	0	Common:	15,000	PRINTED	10/06/2022
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SALES DATA	OFF RECORD Number	DATE	TYPE	Q	V	I	CD	RSN	SALE PRICE
	1309/0764	2/04/2016	IE	V	I	I	14		100

BUILDING NOTES	BUILDING DIMENSIONS
	BAS=[ORIG=0,0] W27 W10 S8 S16 E32 E18 N24 W13 \$
	UDG=[ORIG=0,-30] N44 W24 S44 E24 \$
	BAS=[ORIG=13,24] E12 N24 W12 S24 \$
	BAS=[ORIG=13,0] E3 N16 W16 S16 E13 \$
	UST=[ORIG=-37,8] W8 S7 E8 N7 \$
	FOP=[ORIG=-5,24] S4 E8 N4 W8 \$
	FOP=[ORIG=-27,0] N4 W5 S4 E5 \$