

COMM SW COR OF NE1/4 OF NW1/4, R
E 958 FT FOR POB, RUN N 299.15 F
FT, S 303.02 FT, W 152 FT TO POB

KERRIGAN JANET/TIRABASSI JAMES ANTHONY
420 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08353-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	05	AVERAGE 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	01	NONE 100			
Stories	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	14417.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	20,051
BAS	1,780	100		1,780	148,709
FOP	60	30		18	1,504
FOP	88	30		26	2,172
FOP	160	30		48	4,010
FST	72	55		40	3,342
TOTALS	2,400			2,152	179,788

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,152	114.7580	128.53	276,597	1985	1985	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 2020 HX Base Yr 2020											
420 SE ANDREWS DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/08/2026 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0296	SHED METAL	0 100	12	20	240.00	UT	3.30	3.30	100	0
3	0166	CONC, PAVMT	0 100	0	0	1,043.00	UT	1.50	1.50	100	2000
4	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	7.50	100	2005
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2005
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2005

TOTAL OB/XF											
5,447											
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	100		A-1	0.00	0.00	1.05	AC	1.00

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	100		A-1	0.00	0.00	1.05	AC	1.00

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1	0100	C	SFR	100		A-1	0.00	0.00	1.05	AC	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				179,788				
TOTAL MARKET OB/XF VALUE				5,447				
TOTAL LAND VALUE - MARKET				18,900				
TOTAL MARKET VALUE				204,135				
SOH/AGL Deduction				66,455				
ASSESSED VALUE				137,680				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				86,269				
TOTAL JUST VALUE				204,135				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				199,935				
SALE:1:1: 1.05 AC WITH IMP								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1915		3/31/2026		WD	Q	I	01	251,000
GRANTOR:BAER KENNETH G								
GRANTEE:KERRIGAN JANET								
1382/0802		4/04/2019		WD	U	I	12	149,200
GRANTOR:FEDERAL NATIONAL MORT								
GRANTEE:KENNETH G BAER								
BUILDING NOTES								