COMM NE COR OF SE1/4, RUN S
1411 FT FOR POB, CONT S 285.49
FT, W 524.82 FT, N 284.38 FT,

ANDRUS GLENN D/ANDRUS TERRY G
559 SW BROTHERS LN
LAKE CITY, FL 32025

2025

12-4S-16-02942-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

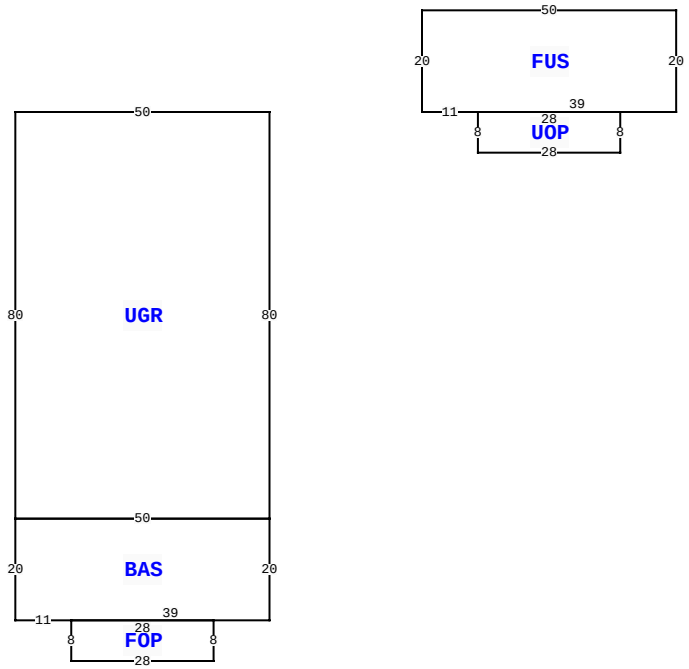
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	79,102
FOP	224	30	67	5,300
FUS	1,000	100	1,000	79,102
UGR	4,000	45	1,800	142,383
UOP	224	20	45	3,560
TOTALS	6,448		3,912	309,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,912	105.7350	111.02	434,310	2000	2000	0	0	0	28.75	71.25

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr



559 SW BROTHERS LN, 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	309,446
TOTAL MARKET OB/XF VALUE	18,700
TOTAL LAND VALUE - MARKET	76,752
TOTAL MARKET VALUE	404,898
SOH/AGL Deduction	0
ASSESSED VALUE	404,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,898
TOTAL JUST VALUE	404,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,898

LAND:1:1: ADJ;4 CREEK RUNS THRU PART OF LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39557	STORAGE	0	04/03/2020
16327	PLANE HNGR	385	10/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0398	12/26/2014	WD	Q	I	01	270,000
GRANTOR: HENRY J GRENFELL (MAR						
GRANTEE: GLENN D & TERRY G A						
0808/1118	7/25/1995	WD	Q	V		37,900
GRANTOR: EARL W WEBSTER						
GRANTEE: HENRY J GRENFELL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[ORIG=0,0] W50 S80 E50 N80 $
BAS=[ORIG=-50,80] S20 E11 E39 N20 W50 $
FUS=[ORIG=30,0] E11 E39 N20 W50 S20 $
FOP=[ORIG=-39,100] S8 E28 N8 W28 $
UOP=[ORIG=41,0] S8 E28 N8 W28 $.

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	0166	CONC,PAVMT	0	0	50	50	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
2	0210	GARAGE U	0	0	20	45	1.00	UT	16,200.00	16,200.00	100	2021	2020		100	16,200	

LAND DESCRIPTION

TOTAL OB/XF 18,700

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		00	0.00	0.00	3.28	AC		1.00	1.00	0.90	26,000.00	23,400.00	76,752							

REVIEW DATE 10/17/2023 BY JB Total Acres: 3.28 Total Land Value: 76,752 Market: 0 Agricultural: 0 Common: 76,752 PRINTED 01/29/2025 BY SYS