

COMM NW COR SEC 2, RUN S
1701.74 FT, N 84 DG E 32.74 FT
TO E R/W CR-245, RUN N 5 DG W

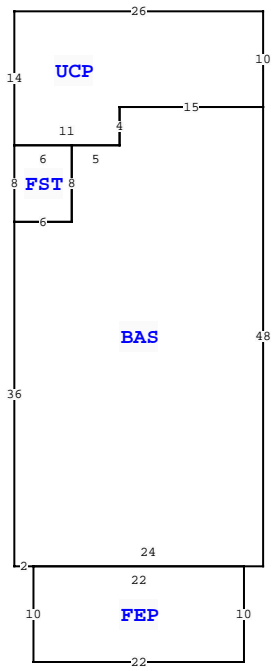
PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

02-4S-17-07481-006
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,156	100	
FEP	220	80	
FST	48	55	
UCP	304	20	
TOTALS	1,728		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	0		75,335	1950	1950	0	0	35.00	65.00	Heated Area: 1156 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	48,968		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	7,020		
TOTAL MARKET VALUE	55,988		
SOH/AGL Deduction	16,795		
ASSESSED VALUE	39,193		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	39,193		
TOTAL JUST VALUE	55,988		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	55,988		
BLDG:1:3: THIS ONE.			
BLDG:1:2: BECAUSE THAT PRCL IS NOW DELETED & COMB			
BLDG:1:1: THIS HOUSE WAS COPIED FROM 03-4S-17-0748			
PRCL:0:3: (FOR 20.86 AC)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1058/2017	9/16/2005	WD Q	I 01
GRANTOR: JUDITH S POMEROY & SA			
GRANTEE: PRICE CREEK LLC			
1054/2257	8/11/2005	WD Q	I 01
GRANTOR: JUDITH S POMEROY & SA			
GRANTEE: PRICE CREEK LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
UCP= N10 W26 S14 E11 N4 E15 \$BAS= W15 S4 W5 FST= W6 S8 E6 N8\$ S8 W6 S36 E2 FEP= S10 E22 N10 W22\$ E24 N48\$.			

EXTRA FEATURES																
L N	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
703 SE COUNTY ROAD 245 , LAKE CITY																

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	0		I	0.00	0.00	0.54	AC		1.00	1.00	1.00	13,000.00	13,000.00	7,020							