(AKA PRCL #12 PRICE CREEK UNR PH
COMM 1221.80 FT E & 1604.46 FT N
SW1/4 OF NE1/4 FOR POB, RUN N 14

WHITE GEORGE M
1618 SE COUNTY ROAD 245-A
LAKE CITY, FL 32025

2026

14-4S-17-08346-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

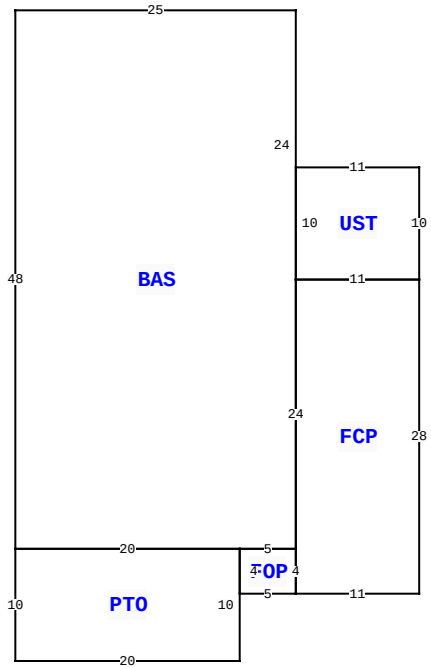
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,200	100		1,200	113,830
FCP	308	25		77	7,304
FOP	20	30		6	569
PTO	200	5		10	949
UST	110	45		50	4,743
TOTALS	1,838			1,343	127,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	122.3000	136.98	183,964	1971	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2024 Heated Area: 1200 HX Base Yr 2024



1618 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,395
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		144,295
SOH/AGL Deduction		0
ASSESSED VALUE		144,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,573
TOTAL JUST VALUE		144,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047304	Roof Replacement	7,800	07/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1364	12/11/2023	WD	Q	I	01	160,000
GRANTOR: SAMALION LORI LYNN						
GRANTEE: WHITE GEORGE M						
1487/435	3/24/2023	QC	U	I	11	100
GRANTOR: LEE DALE						
GRANTEE: SAMALION LORI LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S48 PTO= S10 E20 N10 W20$ E20 FOP= S4E5 N4 W5$ E5
FCP= S4 E11 N28 W11 S24$ N24 UST= E11 N10 W11 S10$ N24$.

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,900

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 12/18/2023 BY TP Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS