(AKA PRCL #1 PRICE CREEK UNR
PHASE 2 DESC AS):
COMM 1221.80 FT E OF SW COR OF

MAY DANIELLE B
1920 SE CR 245-A
LAKE CITY, FL 32025

2026

14-4S-17-08346-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

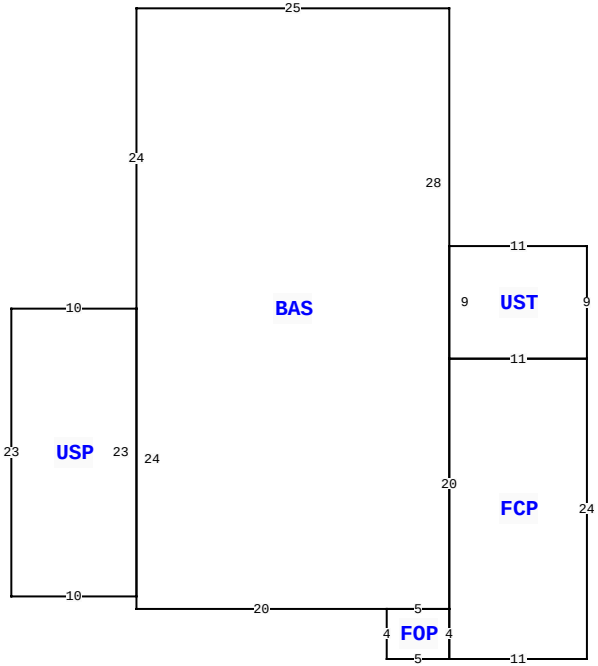
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	110,947
FCP	264	25		66	6,102
FOP	20	30		6	554
USP	230	35		80	7,396
UST	99	45		45	4,161
TOTALS	1,813			1,397	129,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	127.0000	142.24	198,709	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1200 HX Base Yr 2010



1920 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		129,161
TOTAL MARKET OB/XF VALUE		2,820
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		146,981
SOH/AGL Deduction		66,823
ASSESSED VALUE		80,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,436
TOTAL JUST VALUE		146,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0308	8/04/2011	WD	U	I	30	100
GRANTOR: DANIELLE MAY & JAMES						
GRANTEE: DANIELLE MAY B						
1120/0459	4/16/2007	WD	Q	I	01	100
GRANTOR: JOHN PAUL BARRITEAU (						
GRANTEE: DANIELLE MAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S24 USP= W10 S23 E10 N23$ S24 E20 FOP= S4 E5 N4 W5$ E5 FCP= S4 E11 N24 W11S20$ N20 UST= E11 N9 W11 S9$ N28$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2005	2005	3	100	600	
4	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2005	2005	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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	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 04/24/2017 BY DF Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS