

(AKA PRCL #10 PRICE CREEK UNR
PHASE 2 DESC AS):
COMM 1221.80 FT E OF SW COR OF

ROBERTS CHERREL A
1672 SE CR 245-A
LAKE CITY, FL 32025

2026

14-4S-17-08346-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
		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/

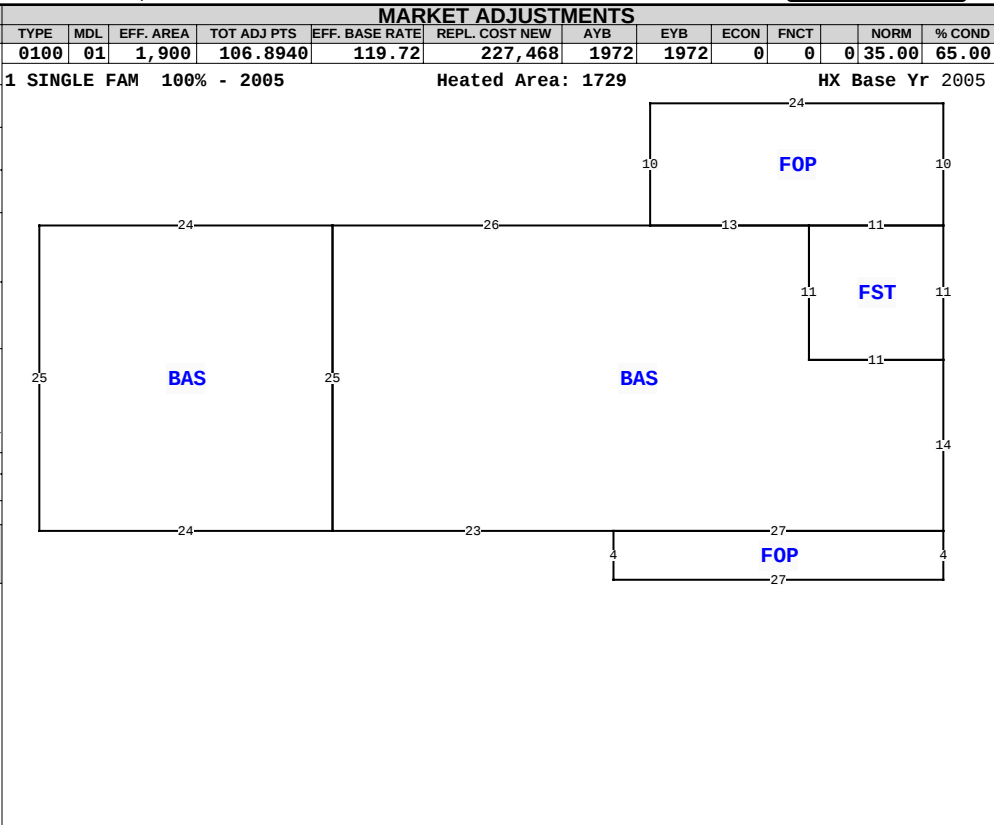
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	46,691
BAS	1,129	100		1,129	87,857
FOP	108	30		32	2,490
FOP	240	30		72	5,603
FST	121	55		67	5,214

TOTALS	2,198			1,900	147,854
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
3	0280	POOL R/CON	0 100	32	14	448.00	UT	70.00	
4	0166	CONC, PAVMT	0 100	0	0	644.00	UT	1.50	
5	0297	SHED CONCR	0 100	0	0	1.00	UT	0.00	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	04/19/2017	BY	DF
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1672 SE COUNTY ROAD 245A , LAKE CITY	BLD DATE	LGL DATE	03/15/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0280	POOL R/CON	0 100	32	14	448.00	UT	70.00	70.00	100	1997	1997	3	40	12,544	
4	0166	CONC, PAVMT	0 100	0	0	644.00	UT	1.50	1.50	100	1997	1997	3	100	966	
5	0297	SHED CONCR	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

TOTAL OB/XF													15,810	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00				

Total Acres: 1.00	Total Land Value: 15,000	Market: 0	Agricultural: 0	Common: 15,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,854	
TOTAL MARKET OB/XF VALUE		15,810	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		178,664	
SOH/AGL Deduction		77,610	
ASSESSED VALUE		101,054	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		50,332	
TOTAL JUST VALUE		178,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,664	

SALES DATA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12045	POOL	96	01/15/1997
11471	M H	125	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0824/0679	6/25/1996	WD	Q	I	02	0	
GRANTOR: HERMAN LEE BRINKLEY S							
GRANTEE: CHERREL ROBERTS BRI							

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GRANTEE: CHERREL ROBERTS BRI									

BUILDING DIMENSIONS									
BAS= W26 BAS= W24S25 E24 N25\$ S25 E23 FOP= S4 E27 N4 W27\$ E27 N14 FST= N11 W11 S11 E11\$ W11 N11 FOP= E11 N10 W24 S10 E13\$ W13\$.									

BUILDING NOTES									