

(AKA PRCL #2 PRICE CREEK UNR PHA
COMM SW COR OF SW1/4 OF NE1/4, R
TO INTERS OF W R/W CR-245-A, RUN

BASS RICHARD A
1888 SE CR 245A
LAKE CITY, FL 32025

2025

14-4S-17-08346-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		1 100
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		02
NEIGHBORHOOD/LOC	14417.010	1.00/

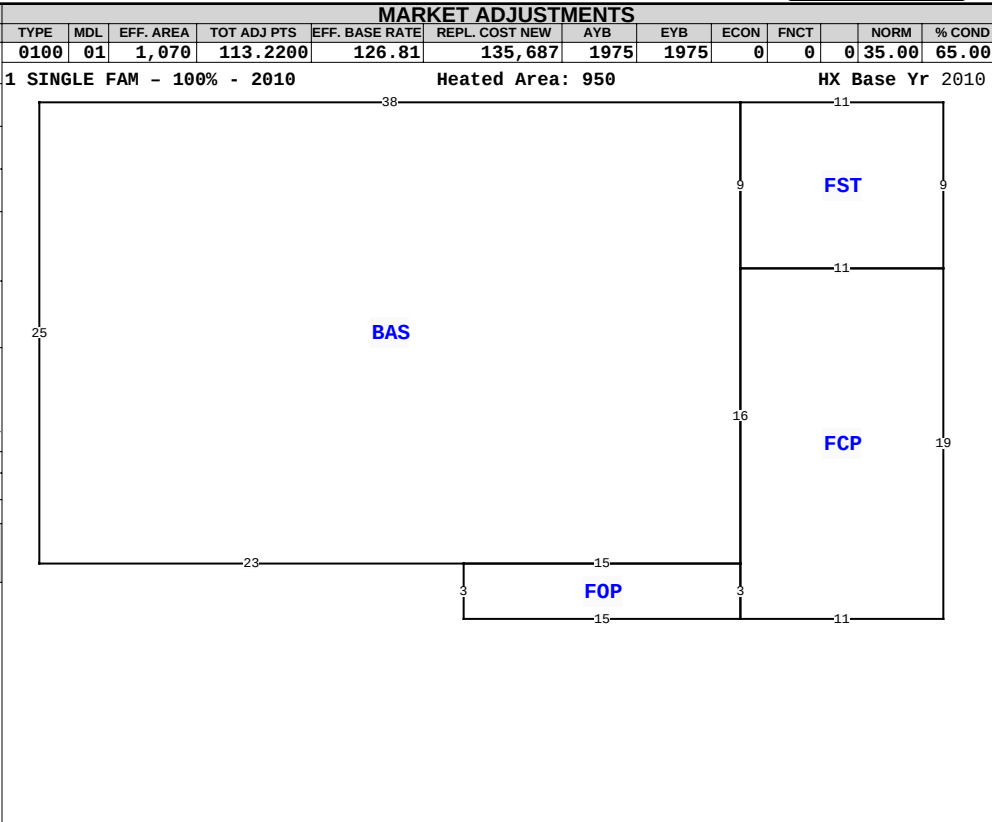
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	78,306
FCP	209	25		52	4,286
FOP	45	30		14	1,154
FST	99	55		54	4,451

TOTALS	1,303			1,070	88,197
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
4	0020	BARN, FR	0	100	14	26	364.00	UT	10.00
5	0020	BARN, FR	0	100	18	26	468.00	UT	10.00
6	0294	SHED WOOD/	0	100	18	34	612.00	UT	10.00
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
8	0252	LEAN-TO W/	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 04/18/2017 BY RP



1888 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0020	BARN, FR	0	100	14	26	364.00	UT	10.00	10.00	100	2013	2013	3	100	3,640	
5	0020	BARN, FR	0	100	18	26	468.00	UT	10.00	10.00	100	2013	2013	3	100	4,680	
6	0294	SHED WOOD/	0	100	18	34	612.00	UT	10.00	10.00	100	2013	2013	3	100	6,120	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF											16,340	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		88,197			
TOTAL MARKET OB/XF VALUE		16,340			
TOTAL LAND VALUE - MARKET		15,000			
TOTAL MARKET VALUE		119,537			
SOH/AGL Deduction		41,739			
ASSESSED VALUE		77,798			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		22,076			
TOTAL JUST VALUE		119,537			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		114,021			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32564	MAINT/ALTR	30	12/22/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0976/1625	2/19/2003	WD	Q	I	01	100	
GRANTOR: LAVAUGHN BASS							
GRANTEE: RICHARD BASS							
0973/1804	2/03/2003	WD	Q	I	06	64,000	
GRANTOR: ALLISON BASS							
GRANTEE: LAVAUGHN BASS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W38 S25 E23 FOP= S3 E15N3 W15\$ E15 FCP= S3 E11 N19 W11 S 16\$ N16 FST= E11 N9 W11S9\$ N9\$.									

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