

(AKA PRCL #7 PRICE CREEK UNR
PHASE 2 DESC AS):
COMM SW COR OF SW1/4 OF NE1/4,

DEROCHER DAWN MARIE/DEROCHER DANIEL JOHN
1756 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

14-4S-17-08346-018



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 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

MAP NUM	14417.010	MKT AREA	02
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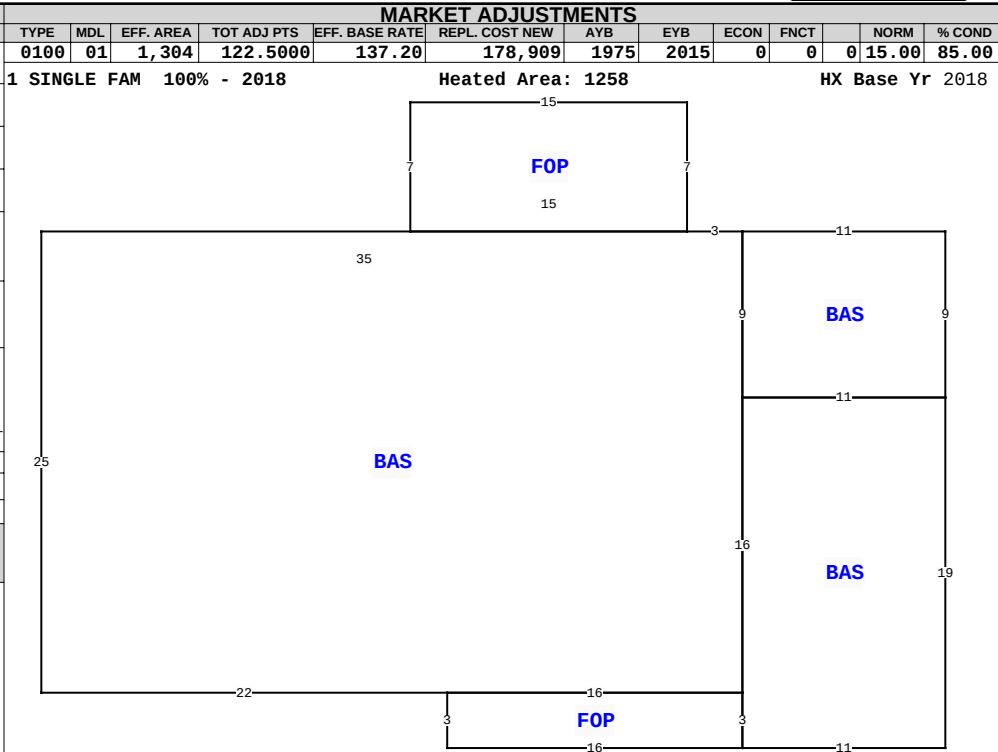
NEIGHBORHOOD/LOC	14417.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	11,546
BAS	209	100		209	24,374
BAS	950	100		950	110,789
FOP	48	30		14	1,633
FOP	105	30		32	3,732

TOTALS	1,411			1,304	152,073
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00

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



1756 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	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

TOTAL OB/XF															3,500	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		152,073			
TOTAL MARKET OB/XF VALUE		3,500			
TOTAL LAND VALUE - MARKET		15,000			
TOTAL MARKET VALUE		170,573			
SOH/AGL Deduction		47,109			
ASSESSED VALUE		123,464			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		72,742			
TOTAL JUST VALUE		170,573			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		173,256			

SALE:4:1: DEED MADE 1986
SALE:3:1: 1 AC & IMP UNREC AGREEMENT FOR DEED
SALE:2:1: ALSO ORB 864-731
SALE:1:1: 1 AC & IMP UNREC AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052903	Roof Replacement	13,553	04/16/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1348/0382	11/08/2017	WD	Q	I	01	138,000	
GRANTOR: PETER L & DEBORAH BEA							
GRANTEE: DAWN MARIE & DANIEL							
1024/2459	8/02/2004	WD	Q	I	01	58,900	
GRANTOR: NATIONAL CITY HOME LO							
GRANTEE: BEAULIEU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W3 FOP= N7 W15 S7 E15\$ W35 S25 E22 FOP= S3E16 N3 W16\$ E16 BAS= S3 E11 N19 W11 S 16\$ N16 BAS= E11 N9 W11S9\$ N9\$.									