(AKA PRCL #9 PRICE CREEK UNR
PHASE 2 DESC AS):
COMM SW COR OF SW1/4 OF NE1/4,

KILLGORE MICHAEL W/KILLGORE JOYCE
1696 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

14-4S-17-08346-020

BUILDING CHARACTERISTICS

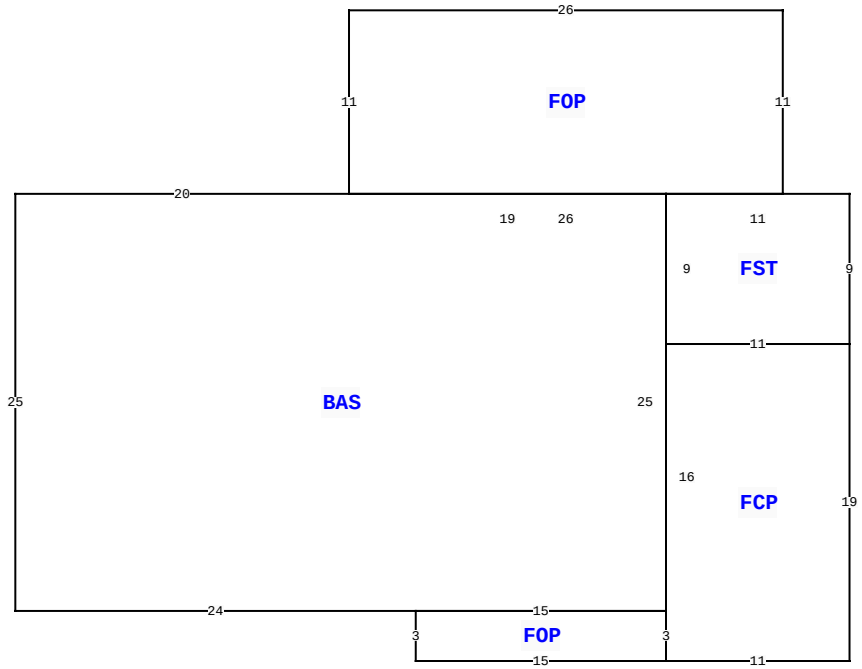
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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		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	975	100		975	85,430
FCP	209	25		52	4,557
FOP	45	30		14	1,227
FOP	286	30		86	7,535
FST	99	55		54	4,731
TOTALS	1,614			1,181	103,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	120.3600	134.80	159,199	1975	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 975 HX Base Yr 2003



1696 SE COUNTY ROAD 245A , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,479
TOTAL MARKET OB/XF VALUE		23,301
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		141,780
SOH/AGL Deduction		59,251
ASSESSED VALUE		82,529
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		26,807
TOTAL JUST VALUE		141,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13229	POOL	85	10/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/2564	10/23/2002	WD	Q	I		75,000

GRANTOR: ALICE KILLGORE CHATFI

GRANTEE: MICHAEL & JOYCE KIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 E24 FOP= S3 E15 N3 W15$ E15 FCP= S3 E11 N19 FST= N9 W11 S9 E11$ W11 S16$ N25 W19$ FOP= N11 E26 S11 W26$.

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	1997	1997	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1,302.00	UT	1.50	1.50	75	1997	1997	3	75	1,465	
4	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
5	0294	SHED WOOD/	0	100	10	24	240.00	UT	7.50	7.50	50	2005	2005	3	50	900	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 23,301

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