

(AKA PRCL #11 PRICE CREEK UNR PH
COMM 1221.80 FT E OF SW COR OF S
RUN N 1458.60 FT FOR POB, CONT N

BLACKWELL CINDY LOU
1640 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2025

14-4S-17-08346-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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/

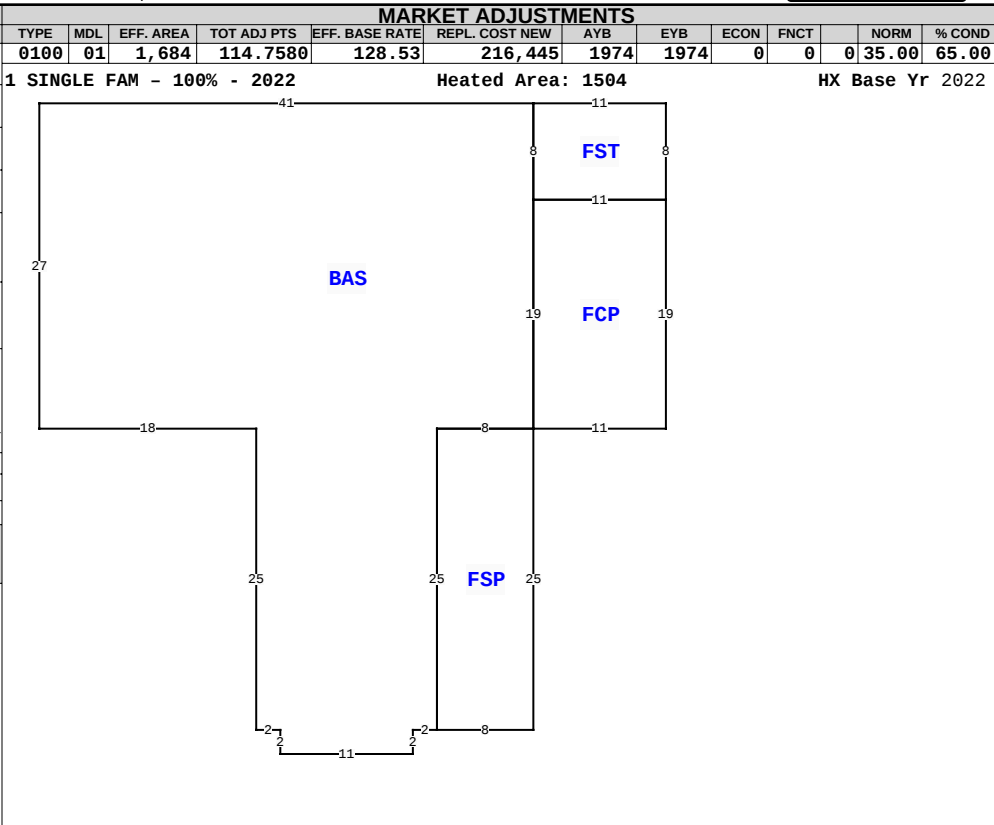
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100		1,504	125,651
FCP	209	25		52	4,345
FSP	200	40		80	6,683
FST	88	55		48	4,010

TOTALS	2,001			1,684	140,689
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
5	0258	PATIO	0	100	0	0	1.00	UT	0.00
6	0120	CLFENCE 4	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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1640 SE COUNTY ROAD 245A , LAKE CITY	BLD DATE	LGL DATE	03/15/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

1640 SE COUNTY ROAD 245A , LAKE CITY										INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	0.00	0.00	100	0	0	3	100	130					
1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200					
1.00	UT	0.00	0.00	100	2005	2005	3	100	300					
1.00	UT	0.00	0.00	100	2005	2005	3	100	300					
1.00	UT	0.00	0.00	100	2005	2005	3	100	250					
1.00	UT	0.00	0.00	100	2013	2013	3	100	300					

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				140,689	
TOTAL MARKET OB/XF VALUE				2,480	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				158,169	
SOH/AGL Deduction				25,269	
ASSESSED VALUE				132,900	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				82,178	
TOTAL JUST VALUE				158,169	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				149,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1418/2067	8/19/2020	QC	U	I	11	100	
GRANTOR: BILLIE JOE BRYANT & C							
GRANTEE: BILLIE JOE BRYANT							
1357/0942	4/03/2018	LE	U	I	14	100	
GRANTOR: BILLIE JOE BRYANT (LI							
GRANTEE: CINDY LOU BLACKWELL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W41 S27 E18 S25 E2 E11 N2 E2 FSP= E8 N25 W8 S25\$N25 E8 FCP= E11 N19 W11 S19\$ N19 FST= E11 N8 W11 S8 \$ N8\$.									