(AKA PRCL #13 PRICE CREEK UNR PH
COMM 652.56 FT E OF SW COR OF SW
RUN N 1620.41 FT FOR POB, RUN E

COX J D/COX VIVIAN S
125 SE TEVIS AVE
LAKE CITY, FL 32025

2026

14-4S-17-08346-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

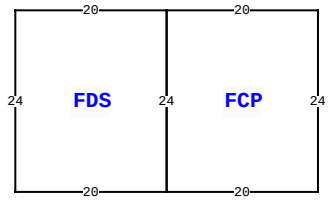
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/

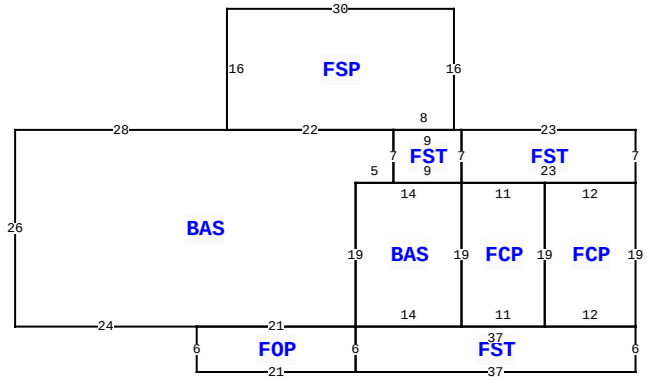
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100		266	24,280
BAS	1,205	100		1,205	109,988
FCP	209	25		52	4,746
FCP	228	25		57	5,203
FCP	480	25		120	10,953
FDS	480	60		288	26,288
FOP	126	30		38	3,469
FSP	480	40		192	17,525
FST	63	55		35	3,195
FST	161	55		89	8,123
TOTALS	3,920			2,464	224,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	118.9720	133.25	328,328	1976	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2005 Heated Area: 1471 HX Base Yr 2005





** This building has 11 Sub-Areas

125 SE TEVIS AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,905
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		242,305
SOH/AGL Deduction		76,576
ASSESSED VALUE		165,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,007
TOTAL JUST VALUE		242,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,752

SALE:2:1: 1 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046475	Roof Replacement	15,300	02/07/2023
22363	GARAGE	188	10/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/0253	3/16/2004	WD	Q	I		87,000
GRANTOR: NEWCOMB						
GRANTEE: COX						
0979/0798	3/18/2003	WD	Q	I	01	100
GRANTOR: KEVIN & BRITTANY STOE						
GRANTEE: BILLIE LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E24 FOP= S6 E21 N6 W21$ E21 FST= S6 E37 N6 W37$ BAS= E14 FCP= E11 FCP= E12 N19 W12 S19$ N19 W11 S19$ N19 W14 S19$ N19 E5 FST= E9 FST= E23 N7 W23 S7$ N7 W9 S7$ N7 FSP= E8 N16 W30 S16 E22$ W22$ PTR= N30 FCP= N24 W20 FDS= W20 S24 E20 N24$ S24 E20$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 02/27/2023 BY JS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS