

(AKA PRCL #14 PRICE CREEK UNR PH  
COMM 652.56 FT E OF SW COR OF SW  
RUN N 1473.10 FT FOR POB, RUN E

ROSADO ERICK M  
151 SE TEVIS AVE  
LAKE CITY, FL 32025

2026

14-4S-17-08346-023



| BUILDING CHARACTERISTICS |                  |                    |      |              |                      |
|--------------------------|------------------|--------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION       |      |              |                      |
| Exterior Wall            | 19               | COMMON BRK 90      |      |              |                      |
| Exterior Wall            | 31               | VINYL SID 10       |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100      |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100     |      |              |                      |
| Interior Wall            | 05               | DRYWALL 80         |      |              |                      |
| Interior Wall            | 04               | PLYWOOD 20         |      |              |                      |
| Interior Floor           | 13               | LAM/VNLPLK 80      |      |              |                      |
| Interior Floor           | 08               | SHT VINYL 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             |      |              |                      |
| Architectural            | 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                      | 1,538            | 100                |      | 1,538        | 131,451              |
| FCP                      | 480              | 25                 |      | 120          | 10,256               |
| FOP                      | 80               | 30                 |      | 24           | 2,051                |
| FST                      | 104              | 55                 |      | 57           | 4,872                |
| PTO                      | 182              | 5                  |      | 9            | 769                  |
| TOTALS                   | 2,384            |                    |      | 1,748        | 149,399              |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |           |            |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|-----------|------------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON      | FNCT       | NORM    | % COND |
| 0100                                                       | 01  | 1,748     | 117.4000    | 131.49         | 229,845        | 1977 | 1977 | 0         | 0          | 0 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2020 Heated Area: 1538 HX Base Yr 2020 |     |           |             |                |                |      |      |           |            |         |        |
|                                                            |     |           |             |                |                |      |      |           |            |         |        |
| 151 SE TEVIS AVE, LAKE CITY                                |     |           |             |                |                |      |      |           |            |         |        |
|                                                            |     |           | BLD DATE    |                |                |      |      | LGL DATE  |            |         |        |
|                                                            |     |           | XF DATE     |                |                |      |      | LAND DATE | 03/15/2022 |         |        |
|                                                            |     |           | INC DATE    |                |                |      |      | AG DATE   | MLU        |         |        |

| COLUMBIA COUNTY PROPERTY  |  |  |  |           | PAGE 1 of 1 |        | 3 |
|---------------------------|--|--|--|-----------|-------------|--------|---|
| VALUATION SUMMARY         |  |  |  |           |             |        |   |
| VALUATION BY              |  |  |  | STANDARD  |             |        |   |
| Tax Group: 3              |  |  |  | Tax Dist: |             |        |   |
| BUILDING MARKET VALUE     |  |  |  | 149,399   |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 1,725     |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 15,000    |             |        |   |
| TOTAL MARKET VALUE        |  |  |  | 166,124   |             |        |   |
| SOH/AGL Deduction         |  |  |  | 50,184    |             |        |   |
| ASSESSED VALUE            |  |  |  | 115,940   |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB     |             | 50,722 |   |
| BASE TAXABLE VALUE        |  |  |  | 65,218    |             |        |   |
| TOTAL JUST VALUE          |  |  |  | 166,124   |             |        |   |
| NCON VALUE                |  |  |  | 0         |             |        |   |
| INCOME VALUE              |  |  |  |           |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 166,124   |             |        |   |
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| EXTRA FEATURES    |            |             |         |   |   |       |    |          |                |           |         |
|-------------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|
| L N               | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                 | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       |
| 2                 | 0190       | FPLC PF     | 0 100   | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 0       |
| 3                 | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 300.00   | 300.00         | 25        | 2005    |
| 4                 | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 200.00   | 200.00         | 25        | 2005    |
| TOTAL OB/XF 1,725 |            |             |         |   |   |       |    |          |                |           |         |

| LAND DESCRIPTION             |          |     |                      |     |     |          |       |       |             |           |      |
|------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N                          | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                            | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| REVIEW DATE 04/26/2017 BY DF |          |     |                      |     |     |          |       |       |             |           |      |