(AKA PRCL #19 PRICE CREEK UNR PH
COMM SW COR OF SW1/4 OF NE1/4, R
TO ITS INTERS N R/W CR-245 & E R

STOKES JOHN C/STOKES MELANIE E
303 SE TEVIS AVE
LAKE CITY, FL 32025

2026

14-4S-17-08346-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

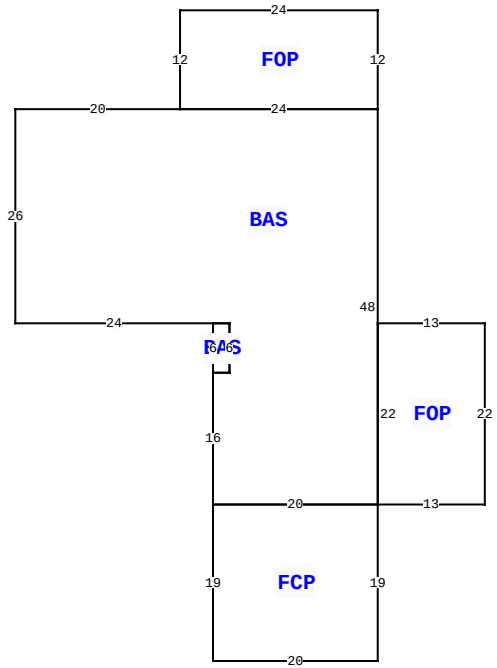
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
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	12	100		12	942
BAS	1,572	100		1,572	123,413
FCP	380	25		95	7,458
FOP	286	30		86	6,752
FOP	288	30		86	6,752
TOTALS	2,538			1,851	145,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	107.8392	120.78	223,564	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1584 HX Base Yr 1996



303 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		145,317
TOTAL MARKET OB/XF VALUE		17,236
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		177,553
SOH/AGL Deduction		70,882
ASSESSED VALUE		106,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,949
TOTAL JUST VALUE		177,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,553

XFOB:3:1: AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0810/1954	9/15/1995	WD	Q	I		74,900
GRANTOR: BRYAN S & TERESA Y BO						
GRANTEE: JOHN C & MELANIE ST						
0515/0535	6/01/1985	WD	Q	V	01	3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 E24 BAS= S6 E2 N6 W2$ E2 S6 W2 S16 FCP= S19 E20 N19 W20$ E20 FOP= E13 N22W13 S22$ N48 FOP= N12 W24 S12 E24$ W24$.

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	0	0	3	100	200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,236

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 04/24/2017 BY DF Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS