(AKA PRCL #21 PRICE CREEK UNR PH
COMM 652.56 FT E OF SW COR OF SW
RUN N 441.93 FT FOR POB, RUN E 2

MCAULIFFE TRACY
355 SE TEVIS AVE
LAKE CITY, FL 32025

2026

14-4S-17-08346-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		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

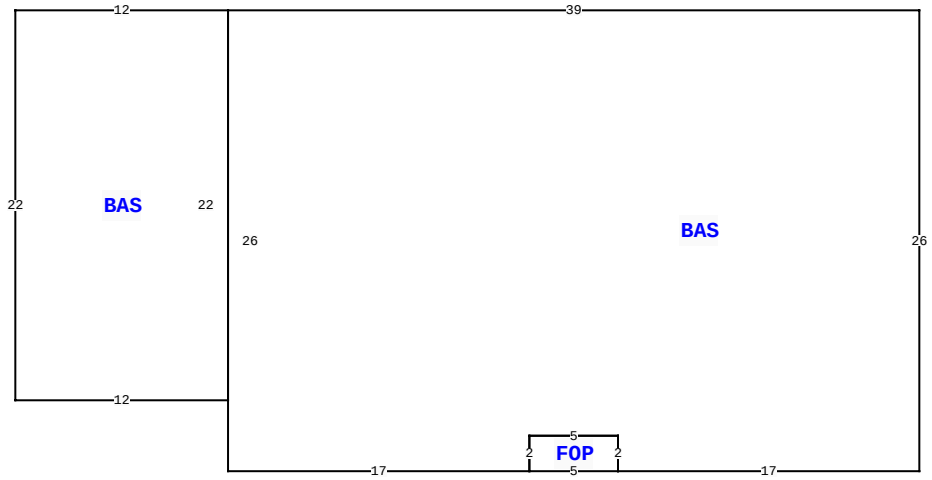
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	21,987
BAS	1,004	100		1,004	83,618
FOP	10	30		3	250
TOTALS	1,278			1,271	105,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,271	114.4000	128.13	162,853	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1268 HX Base Yr 2006



355 SE TEVIS AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,854
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		121,554
SOH/AGL Deduction		48,643
ASSESSED VALUE		72,911
TOTAL EXEMPTION VALUE	HX HB WX	52,911
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		121,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046780	Roof Replacement	5,500	03/20/2023
000045418	Remodel	18,909	09/13/2022
000045439	Remodel	11,773	09/13/2022
40870	REMODEL	0	11/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1059/2335	9/23/2005	WD	Q	I		93,000
GRANTOR: ADAMS						
GRANTEE: MCAULIFFE						
0580/0653	12/01/1985	WD	Q	I		36,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 BAS= W12 S22 E12 N22$ S26 E17 FOP= E5 N2 W5 S2$ N2 E5 S2 E17 N26$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2020		100	300	

LAND DESCRIPTION

TOTAL OB/XF 700

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 05/22/2023 BY jerry Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS