COMM NW COR OF NE1/4 OF NW1/4, R
TO C/L PRICE CREEK FOR POB, CONT
194.30 FT, W 233.48 FT, CONT W 5

ADAMS FAMILY TRUST DATED FEBRUARY 13, 2025
386 SE PRICE CREEK LOOP
LAKE CITY, FL 32025

2026

14-4S-17-08346-101

BUILDING CHARACTERISTICS

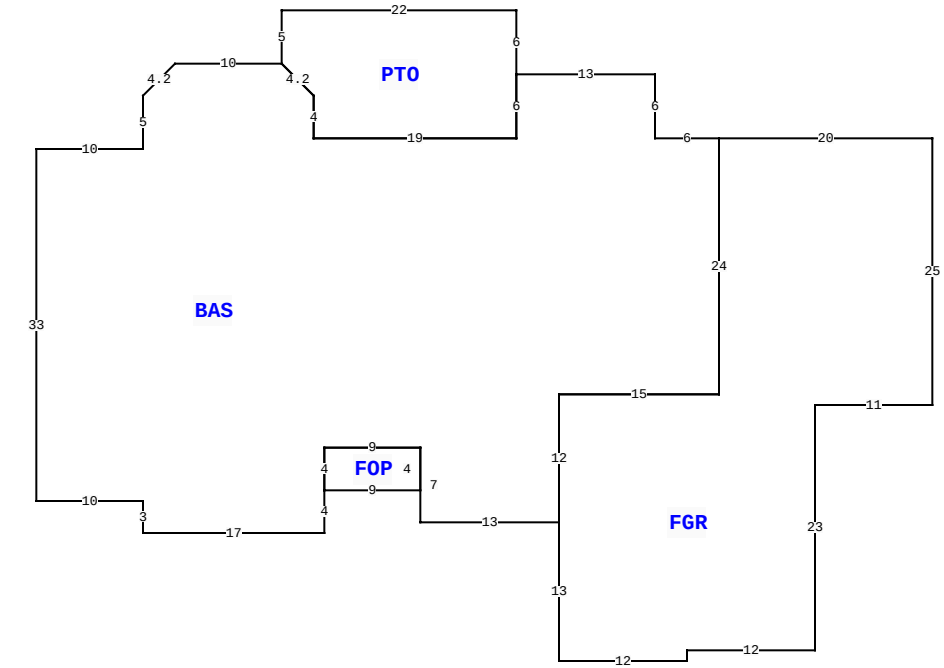
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	2,229	100		2,229	247,284
FGR	1,079	55		593	65,787
FOP	36	30		11	1,221
PTO	248	5		12	1,331
TOTALS	3,592			2,845	315,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	126.9884	142.23	404,644	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2229 HX Base Yr 2004



386 SE PRICE CREEK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		315,622
TOTAL MARKET OB/XF VALUE		17,850
TOTAL LAND VALUE - MARKET		43,010
TOTAL MARKET VALUE		343,779
SOH/AGL Deduction		98,106
ASSESSED VALUE		245,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,951
TOTAL JUST VALUE		376,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182	SFR	398	11/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/262	2/13/2025	WD	U	I	11	100
GRANTOR: ADAMS JAMES A						
GRANTEE: ADAMS FAMILY TRUST						
0890/0801	10/12/1999	WD	Q	V		30,000
GRANTOR: L DICKS						
GRANTEE: JAMES & JENNELL ADA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N6 W22 S5 D3 R3 S4 E19 N6$ S6 W19 N4 L3 U3 W10 D3 L3 S5 W10 S33 E10 S3 E17 N4 FOP= E9 N4 W9 S4$ N4 E9 S7 E13 FGR= S13 E12 N1 E12 N23 E11 N25 W20 S24 W15 S12$ N12 E15 N24 W6 N6$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	5,333.00	UT	2.00	2.00	100	2003	2003	3	100	10,666	
3	0210	GARAGE U	0	100	18	24	432.00	UT	16.00	16.00	75	2013	2013	3	75	5,184	

LAND DESCRIPTION

TOTAL OB/XF 17,850

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	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.06	AC		1.00	1.00	1.00	445.00	445.00	1,807							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.06	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,510							

REVIEW DATE 04/27/2017 BY DF Total Acres: 5.06 Total Land Value: 10,307 Market: 34,510 Agricultural: 1,807 Common: 8,500 PRINTED 11/19/2025 BY SYS