COMM AT NW COR OF NE1/4 OF NW1/4
E 401.44 FT TO C/L OF PRICE CR S
R/W OF SE PRICE CREEK LOOP FOR P

ADAMS VICTOR
258 SE PRICE CREEK LP
LAKE CITY, FL 32025

2026

14-4S-17-08346-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

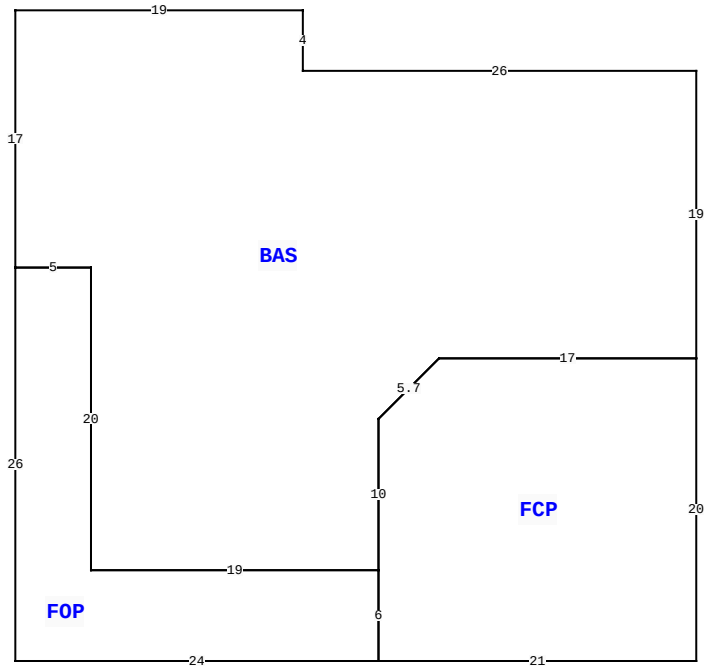
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,175	100		1,175	138,283
FCP	412	25		103	12,122
FOP	244	30		73	8,591
TOTALS	1,831			1,351	158,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	131.3520	147.11	198,746	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1175 HX Base Yr 2006



258 SE PRICE CREEK LOOP, 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		158,997
TOTAL MARKET OB/XF VALUE		726
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		174,723
SOH/AGL Deduction		56,361
ASSESSED VALUE		118,362
TOTAL EXEMPTION VALUE	14 HX HB	118,362
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		174,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/259	2/13/2025	TR	U	I	11	100
GRANTOR: ADAMS JAMES A TRUSTEE						
GRANTEE: ADAMS FAMILY TRUST						
1030/1006	11/10/2004	WD	Q	V	03	100
GRANTOR: JAMES & JENNELL ADAMS						
GRANTEE: VICTOR ADAMS (RETAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N4 W19 S17 FOP= S26 E24 N6 W19 N20 W5$ E5 S20 E19
FCP= S6 E21 N20 W17 L4 D4 S10$ N10 U4 R4 E17 N19$.

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	363.00	UT	2.00	2.00	100	2005	2005	3	100	726	

LAND DESCRIPTION

TOTAL OB/XF 726

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 04/27/2017 BY DF Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/03/2025 BY SYS