(A PART OF THIS PROP IS AKA AS L
PRICE CREEK UNR PHASE 2 DESC AS)
COR OF NW1/4 OF SE1/4, RUN W 82.

HALL JUDITH E
3543 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08350-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

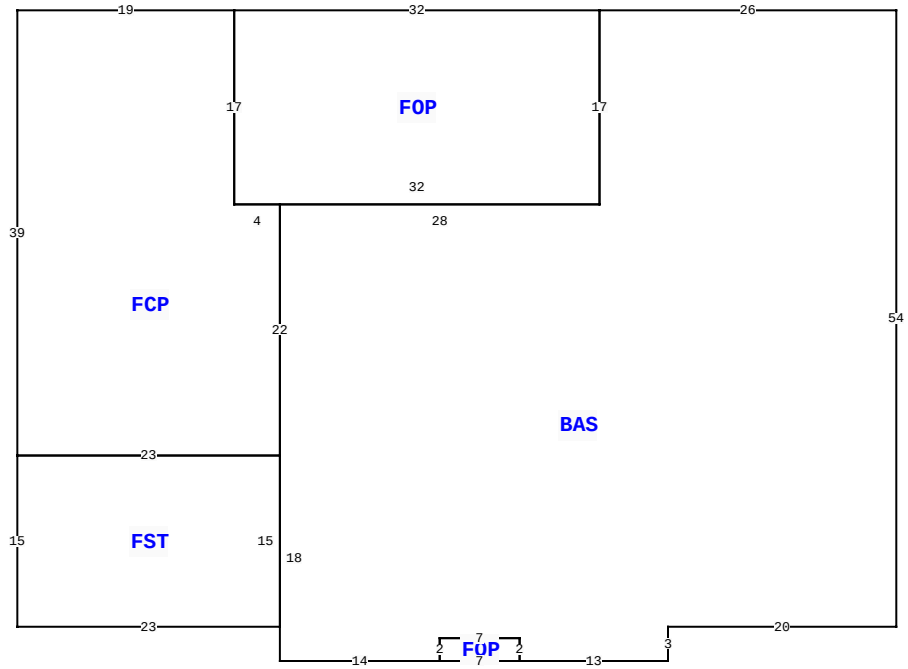
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,528	100		2,528	198,154
FCP	829	25		207	16,225
FOP	14	30		4	313
FOP	544	30		163	12,776
FST	345	55		190	14,893
TOTALS	4,260			3,092	242,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,092	107.6700	120.59	372,864	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2528 HX Base Yr



3543 SE COUNTY ROAD 245 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,362
TOTAL MARKET OB/XF VALUE		26,252
TOTAL LAND VALUE - MARKET		42,240
TOTAL MARKET VALUE		310,854
SOH/AGL Deduction		131,833
ASSESSED VALUE		179,021
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		78,299
TOTAL JUST VALUE		310,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13945	POOL	100	04/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W32 S17 E32 N17$ S17 W28 FCP= W4 N17 W19 S39 E23 N22$ S22 FST= W23 S15E23 N15$ S18 E14 FOP= E7 N2 W7 S2$ N2 E7 S2 E13 N3 E20 N54$.

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	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	100	28	44	1,232.00	UT	5.50	5.50	100	0	0	3	100	6,776	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
6	0166	CONC,PAVMT	0	100	0	0	1,160.00	UT	1.50	1.50	100	1998	1998	3	100	1,740	

LAND DESCRIPTION

TOTAL OB/XF 26,252

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	5.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	42,240							

REVIEW DATE 04/24/2017 BY DF Total Acres: 5.28 Total Land Value: 42,240 Market: 0 Agricultural: 0 Common: 42,240 PRINTED 11/19/2025 BY SYS