

LOT 1 PRICE CREEK LANDING.
749-790, 790-068, 792-2458, 948-

FONSECA KYLE MATTHEW
127 SE TOMCAT LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 20
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	14417.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,232	100
FGR	252	55
FOP	100	30
PTO	120	5
TOTALS	1,704	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,407	117.1040	131.16	184,542	2003	2015	0	0	0	12.50	87.50

1 SINGLE FAM

0% - 2024

Heated Area: 1232

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022

MLU

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY					STANDARD	
Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE					161,474	
TOTAL MARKET OB/XF VALUE					2,920	
TOTAL LAND VALUE - MARKET					15,000	
TOTAL MARKET VALUE					179,394	
SOH/AGL Deduction					0	
ASSESSED VALUE					179,394	
TOTAL EXEMPTION VALUE					0	
BASE TAXABLE VALUE					179,394	
TOTAL JUST VALUE					179,394	
NCON VALUE					0	
INCOME VALUE						
PREVIOUS YEAR MKT VALUE					176,231	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00
TOTAL OB/XF 2,920												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	15,000.00	15,000.00	15,000									