LOT 2 PRICE CREEK LANDING
ORB 790-068, 792-2458, 948-1257,

CASON JAY
159 SE TOMCAT LN
LAKE CITY, FL 32025

2026

14-4S-17-08354-102

BUILDING CHARACTERISTICS

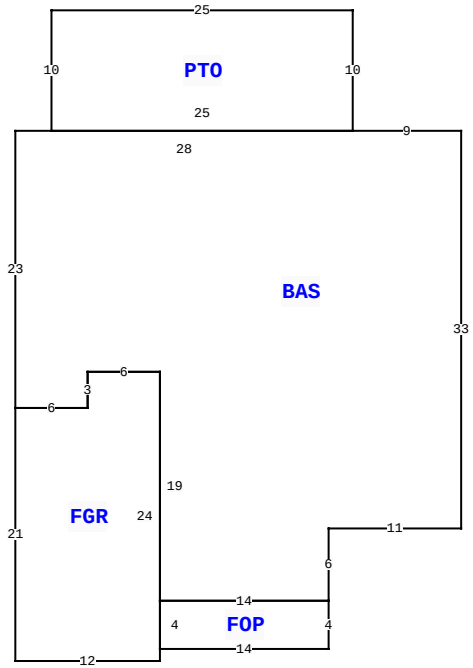
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100		1,167	112,147
FGR	270	55		148	14,222
FOP	56	30		17	1,633
PTO	250	5		12	1,153
TOTALS	1,743			1,344	129,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	118.3520	132.55	178,147	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2005 Heated Area: 1167 HX Base Yr 2005



159 SE TOMCAT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 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		129,157
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		147,797
SOH/AGL Deduction		42,995
ASSESSED VALUE		104,802
TOTAL EXEMPTION VALUE	14 HX HB	104,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053324	Roof Replacement	18,000	06/05/2025
20162	SFR	224	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0966/1631	10/22/2002	WD	Q	V		12,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: JAY CASON						
0948/1257	3/04/2002	WD	U	V	08	142,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: THREE RIVERS HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 PTO= N10 W25 S10 E25$ W28 S23 FGR= S21 E12 N24 W6 S3 W6$ E6 N3 E6 S19 FOP= S4 E14 N4 W14$ E14 N6 E11 N33$.

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	1,670.00	UT	2.00	2.00	100	2003	2003	3	100	3,340	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS