LOT 3 PRICE CREEK LANDING.
ORB 790-068, 792-2458, 945-2453,

KISSNER LORETTA S/KAZMIEREZAK KATHLEEN A
P O BOX 1181
LAKE CITY, FL 32056-1181

2026

14-4S-17-08354-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

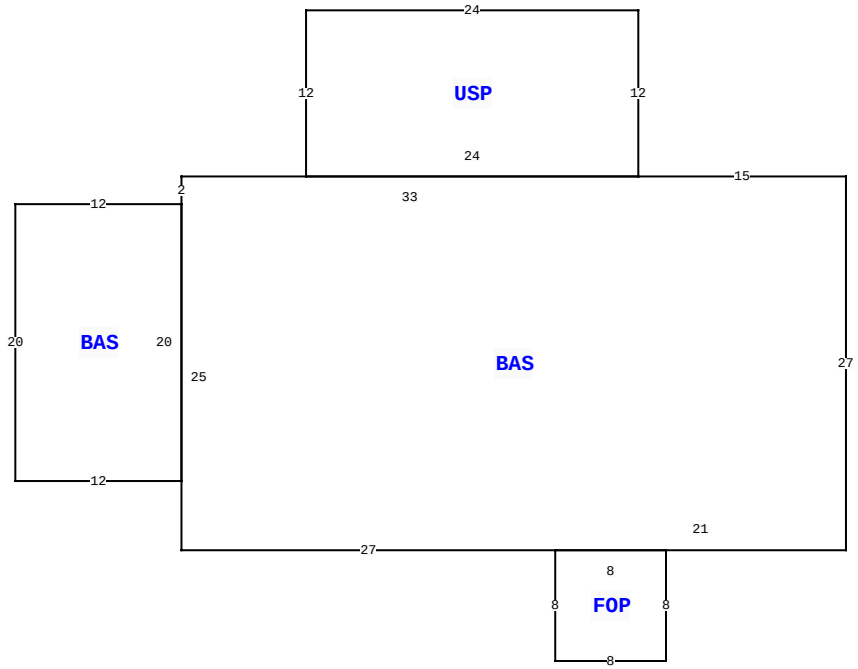
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	14417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,353
BAS	1,296	100		1,296	115,305
FOP	64	30		19	1,691
USP	288	35		101	8,986
TOTALS	1,888			1,656	147,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	113.4840	127.10	210,478	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2009 Heated Area: 1536 HX Base Yr 2009



179 SE TOMCAT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,335
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		164,765
SOH/AGL Deduction		57,321
ASSESSED VALUE		107,444
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,722
TOTAL JUST VALUE		164,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39978	REMODEL	0	06/18/2020
37377	MAINT/ALTR	75	10/29/2018
18300	GARAGE	65	05/21/2001
18255	SFR	237	05/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1116/0840	3/23/2007	WD	Q	I		120,000
GRANTOR: RICHARD CARTER						
GRANTEE: LORETTA KISSNER & K						
1105/2374	7/27/2006	WD	Q	I	03	5,500
GRANTOR: LYNNE SHULER						
GRANTEE: RICHARD CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W33 S2 S25 E27 E21 N27 $
USP=[ORIG=-15,0] N12 W24 S12 E24 $
BAS=[ORIG=-48,2] W12 S20 E12 N20 $
FOP=[ORIG=-21,27] S8 E8 N8 W8 $
.

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	820.00	UT	1.50	1.50	100	2001	2001	3	100	1,230	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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 07/20/2020 BY BC Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS