LOT 7 PRICE CREEK LANDING.
ORB 790-068, 792-2458, 867-1405,

JEROME MELINDA A WATSON
295 SE YANKEE TERR
LAKE CITY, FL 32025

2026

14-4S-17-08354-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

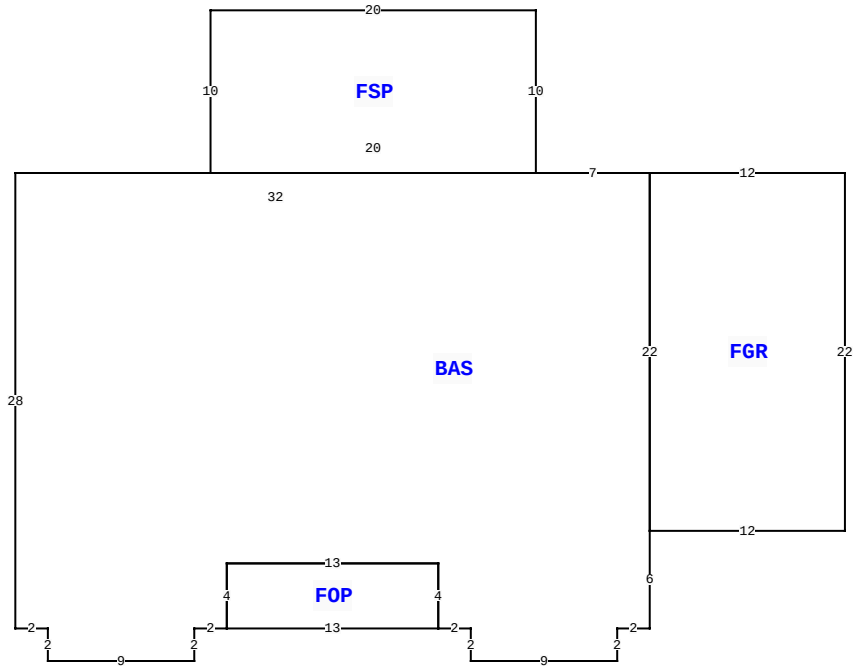
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,076	100		1,076	103,675
FGR	264	55		145	13,971
FOP	52	30		16	1,542
FSP	200	40		80	7,708
TOTALS	1,592			1,317	126,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	119.4000	133.73	176,122	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2000 Heated Area: 1076 HX Base Yr 2000



295 SE YANKEE TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,896
TOTAL MARKET OB/XF VALUE		25,032
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		169,928
SOH/AGL Deduction		53,499
ASSESSED VALUE		116,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,707
TOTAL JUST VALUE		169,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37385	MAINT/ALTR	75	10/31/2018
27963	POOL	185	07/23/2009
14759	SFR	260	11/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0867/1405	10/14/1998	WD	U	V	08	6,500

GRANTOR: SUBRANDY LTD PARTNERS
GRANTEE: MELINDA WATSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N10 W20 S10 E20$ W32 S28 E2 S2 E9 N2 E2 FOP= E13 N4 W13 S4$ N4 E13 S4 E2 S2 E9 N2 E2 N6 FGR= E12 N22 W12 S22$ N22$.

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	1,113.00	UT	1.50	1.50	100	1999	1999	3	100	1,670	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2009	2009	3	61	21,862	

LAND DESCRIPTION

TOTAL OB/XF 25,032

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	1.20	15,000.00	18,000.00	18,000							

REVIEW DATE 01/10/2019 BY DF Total Acres: 1.14 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS