LOT 8 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, WD

JEROME NICHOLAS C/JEROME JEFFREY N
281 SE YANKEE TER
LAKE CITY, FL 32025

2026

14-4S-17-08354-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

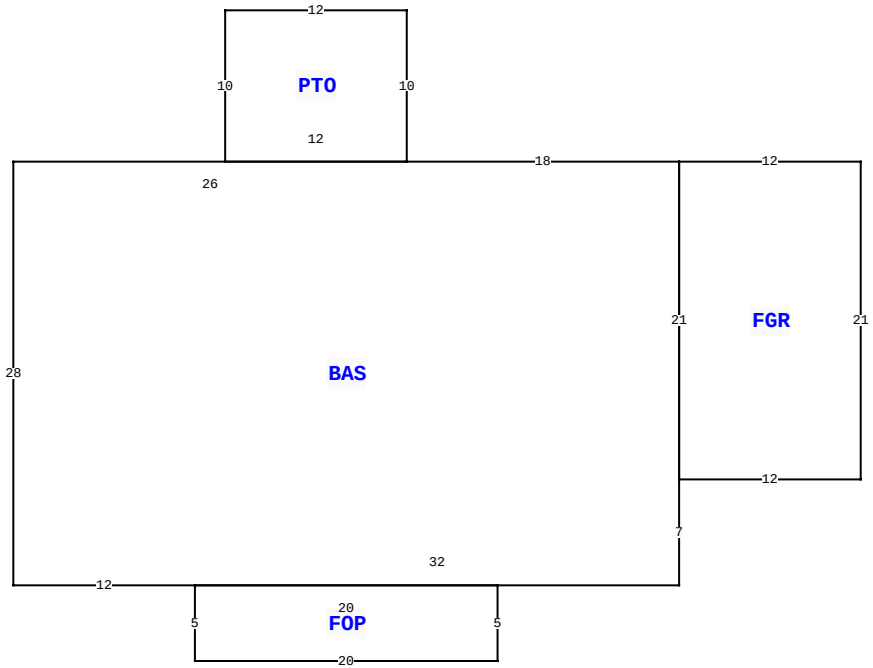
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,232	100		1,232	110,991
FGR	252	55		139	12,522
FOP	100	30		30	2,702
PTO	120	5		6	540
TOTALS	1,704			1,407	126,756

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	99.0000	110.88	156,008	2003	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1232 HX Base Yr 2025



281 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		126,756
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		144,936
SOH/AGL Deduction		0
ASSESSED VALUE		144,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,214
TOTAL JUST VALUE		144,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049447	Roof Replacement	11,500	03/18/2024
20845	SFR	231	07/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2189	6/24/2024	WD	Q	I	01	227,500
GRANTOR: HORTON ROBERT WADE						
GRANTEE: JEROME NICHOLAS C						
1514/906	5/10/2024	PB	U	I	18	0
GRANTOR: HORTON ROBERT W						
GRANTEE: HORTON ROBERT WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N10 W12 S10 E12$ W26 S28 E12 FOP= S5 E20 N5 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

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	840.00	UT	2.00	2.00	100	2003	2003	3	100	1,680	
2	0169	FENCE/WOOD	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	300	
4	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 3,180

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 09/10/2024 BY TP Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS