LOT 9 PRICE CREEK LANDING.
790-068, 792-2458, 952-1066, WD

LAMBERT JAMES/LAMBER JACKSON
261 SE YANKEE TER
LAKE CITY, FL 32025

2026

14-4S-17-08354-109

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 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

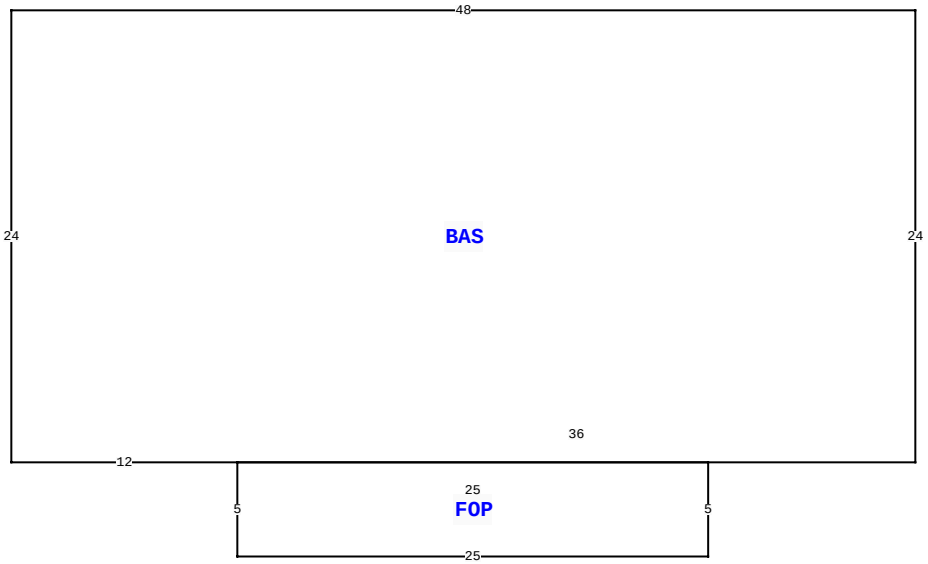
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	104,832
FOP	125	30		38	3,458
TOTALS	1,277			1,190	108,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	114.0360	127.72	151,987	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 0% - 2024 Heated Area: 1152 HX Base Yr



261 SE YANKEE TER, 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	108,291
TOTAL MARKET OB/XF VALUE	1,274
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	124,565
SOH/AGL Deduction	0
ASSESSED VALUE	124,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,565
TOTAL JUST VALUE	124,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047953	Roof Replacement	6,200	08/23/2023
19547	SFR	217	05/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/493	3/07/2025	WD	Q	I	01	225,000
GRANTOR: KEEN SHAWN						
GRANTEE: LAMBERT JAMES						
1492/1859	6/09/2023	WD	U	I	11	100
GRANTOR: SPRADLEY AMANDA M						
GRANTEE: KEEN SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FOP= S5 E25 N5 W25$ E36 N24$.

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	0	0	0	612.00	UT	2.00	2.00	100	2002	2002	3	100	1,224	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,274

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 09/30/2025 BY SYS