LOT 12 PRICE CREEK LANDING
790-068, 792-2458, 948-1257, 990

LOPEZ ALEXANDER PEREZ/DAVID MAYSHA RIVERA
193 SE YANKEE TER
LAKE CITY, FL 32025

2026

14-4S-17-08354-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

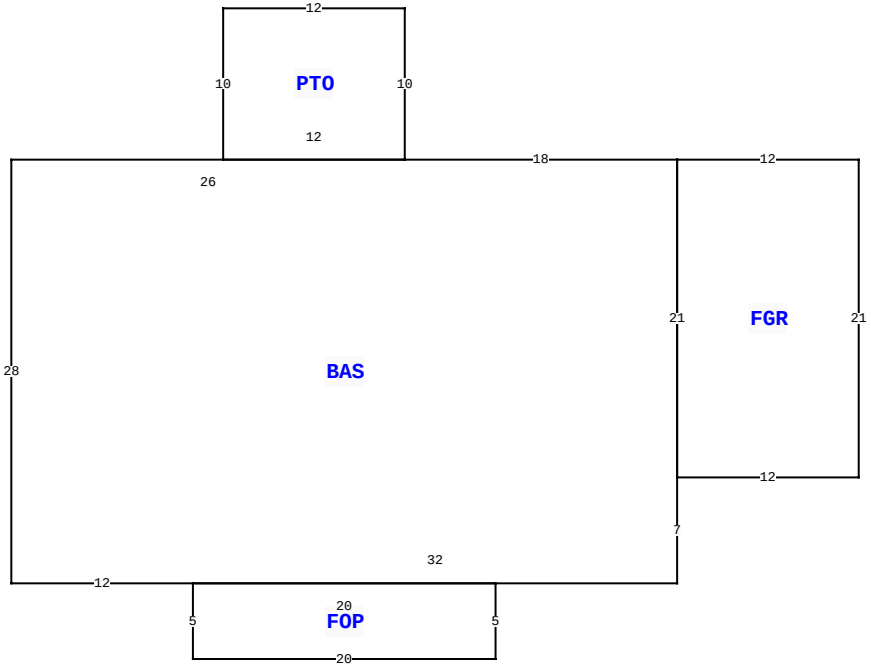
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	148,484
FGR	252	55		139	16,753
FOP	100	30		30	3,616
PTO	120	5		6	723
TOTALS	1,704			1,407	169,575

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	122.9800	137.74	193,800	2003	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026



193 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		169,575
TOTAL MARKET OB/XF VALUE		1,992
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		186,567
SOH/AGL Deduction		0
ASSESSED VALUE		186,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,845
TOTAL JUST VALUE		186,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046009	Roof Replacement	11,165	11/30/2022
20635	SFR	232	04/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/468	9/12/2025	WD	Q	I	01	260,000
GRANTOR: GIBSON DON CLAYTON						
GRANTEE: LOPEZ ALEXANDER PER						
1486/1283	3/14/2023	WD	Q	I	01	235,000
GRANTOR: JOLLIFFE PHILLIP A						
GRANTEE: GIBSON DON CLAYTON						

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	996.00	UT	2.00	2.00	100	2003	2003	3	100	1,992	

LAND DESCRIPTION

TOTAL OB/XF 1,992

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 04/27/2023 BY ME Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS