LOT 15 PRICE CREEK LANDING.
790-068, 792-2458, WD 1061-403,

HARDEE KENNETH/HARDEE ANDREA
3037 SE COUNTY RD 245
LAKE CITY, FL 32024

2026

14-4S-17-08354-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

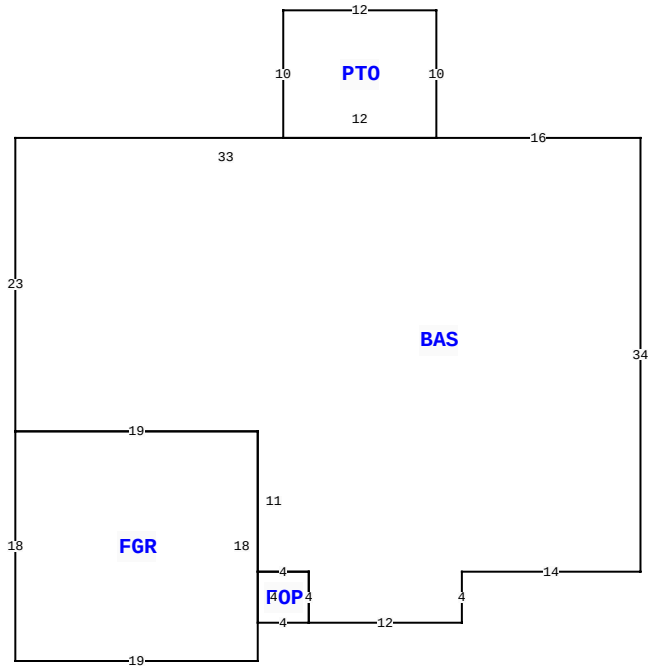
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,505	100		1,505	170,358
FGR	342	55		188	21,281
FOP	16	30		5	566
PTO	120	5		6	679
TOTALS	1,983			1,704	192,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	118.9000	133.17	226,922	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1505 HX Base Yr 2025



3037 SE COUNTY ROAD 245 , 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		192,884
TOTAL MARKET OB/XF VALUE		8,994
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		216,878
SOH/AGL Deduction		57,110
ASSESSED VALUE		159,768
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		104,046
TOTAL JUST VALUE		216,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050386	Electrical Servic	0	07/18/2024
000049141	Roof Replacement	10,540	02/01/2024
24211	SFR	473	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/966	5/22/2024	WD	Q	I	01	270,000
GRANTOR: ULMAN MARY ANN						
GRANTEE: HARDEE KENNETH						
1137/1058	11/16/2007	WD	Q	I	01	100
GRANTOR: MARY ANN ULMAN						
GRANTEE: MARY ANN ULMAN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W33 S23 FGR= S18 E19 N18 W19$ E19 S11 FOP= S4 E4 N4 W4$ E4 S4 E12 N4 E14 N34$.

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	1,198.00	UT	3.00	3.00	100	2006	2006	3	100	3,594	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 8,994

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 09/25/2024 BY TW Total Acres: 0.51 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS