

LOT 16 PRICE CREEK LANDING.
790-068, 792-2458, WD 1061-404,

COUSINS SHEKOU/COUSINS JACINTH
3003 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectural	05	CONV 100
Units	0	0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

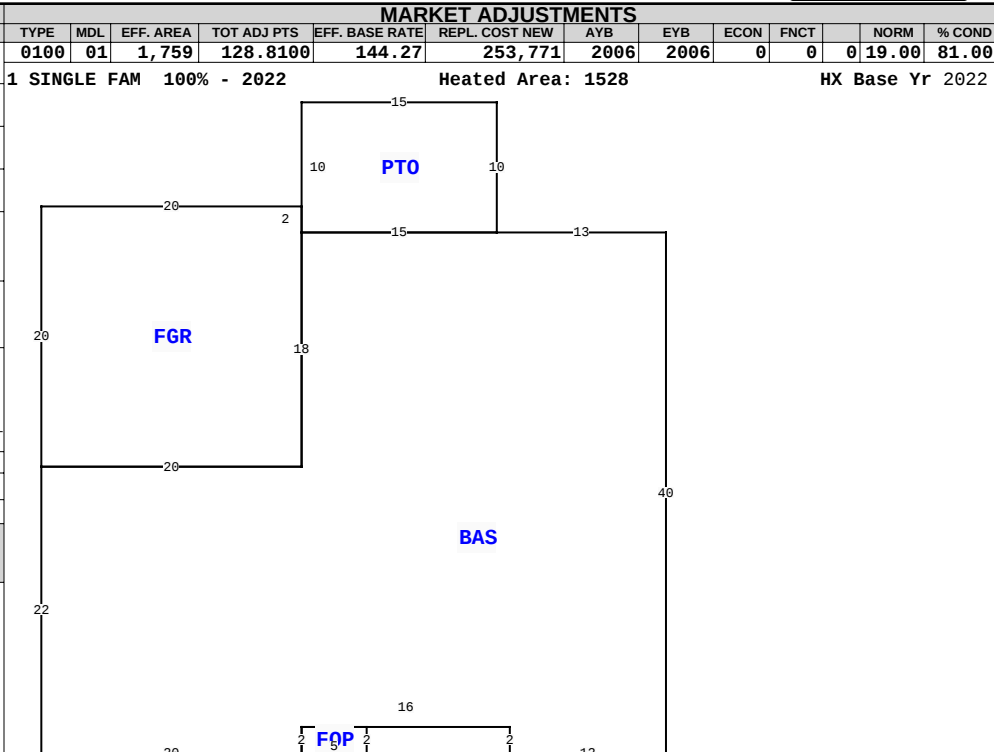
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100		1,528	178,560
FGR	400	55		220	25,709
FOP	10	30		3	351
PTO	150	5		8	935

TOTALS	2,088			1,759	205,555
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,363.00	UT 3.00
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00
3	0120	CLFENCE 4	0	100	0	0	0	1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00



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

TOTAL OB/XF									
7,989									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		205,555	
TOTAL MARKET OB/XF VALUE		7,989	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		228,544	
SOH/AGL Deduction		22,960	
ASSESSED VALUE		205,584	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		154,862	
TOTAL JUST VALUE		228,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24658	SFR	489	06/22/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1452/1581	11/30/2021	WD	Q	I	01	226,900	
GRANTOR: ANDERSON JOHNNIE							
GRANTEE: COUSINS SHEKOU							
1351/0572	1/05/2018	WD	Q	I	01	135,000	
GRANTOR: TAW WALLACE & DEBORAH							
GRANTEE: JOHNNIE & BARBARA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 PTO= N10 W15 S10 E15\$ W15 FGR= N2 W20 S20 E20 N18\$ S18 W20 S22 E20 FOP= E5 N2 W5 S2\$ N2 E16 S2 E12 N40\$.									