

LOT 20 PRICE CREEK LANDING.
790-068, 792-2458, 926-511, 942-

ROBINSON SHEDEQUIA N
2925 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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	01	NONE 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	1,232	100		1,232	106,903
FGR	252	55		139	12,061
FOP	264	30		79	6,855
PTO	120	5		6	521
TOTALS	1,868			1,456	126,340

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	1,128.00	UT	1.50	1.50
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,456	110.6820	123.96	180,486	2001	2001	0	0	0 30.00	70.00	
1 SINGLE FAM 100% - 2002 Heated Area: 1232 HX Base Yr 2002												
2925 SE COUNTY ROAD 245 , LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/16/2022 MLU												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,340	
TOTAL MARKET OB/XF VALUE		2,792	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		144,132	
SOH/AGL Deduction		41,986	
ASSESSED VALUE		102,146	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		51,424	
TOTAL JUST VALUE		144,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042515	Roof Replacement	12,000	08/10/2021
18422	SFR	232	06/19/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0942/2354	12/18/2001	WD	Q	I		77,900	
GRANTOR: WIREGRASS HOMEBUILDER							
GRANTEE: SHEDEQUIA N ROBINSO							
0926/0511	5/10/2000	WD	Q	V		47,500	
GRANTOR: SUBRANDY LTD PARTNERS							
GRANTEE: WIREGRASS HOMEBUILD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W19 PTO= N10 W12 S10 E12\$ W25 FGR= W12 S21 E12 N21\$ S28 FOP= S6 E44 N6 W44\$ E44 N28\$.									