

LOT 21 PRICE CREEK LANDING.
790-68, 792-2458, 926-511, 961-4

LECOMTE SHANA VICTORIA
2903 SE COUNTY ROAD 235
LAKE CITY, FL 32025

2026

14-4S-17-08354-121

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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	145,225
FGR	252	55		139	16,385
FOP	120	30		36	4,244
FOP	264	30		79	9,312
TOTALS	1,868			1,486	175,166

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,486	129.5400	145.08	215,589	2001	2010	0	0	0 18.75	81.25
1 SINGLE FAM 100% - 2024 Heated Area: 1232 HX Base Yr 2024											
2903 SE COUNTY ROAD 245 , LAKE CITY											

2903 SE COUNTY ROAD 245 , LAKE CITY										XF DATE INC DATE						LAND DATE AG DATE		03/16/2022	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1,128.00	UT	1.50	1.50	100	2001	2001	3	100	1,692										
1.00	UT	0.00	0.00	100	2005	2005	3	100	800										

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
REVIEW DATE		09/27/2023		BY	ME

TOTAL OB/XF											
2,492											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 175,166											
TOTAL MARKET OB/XF VALUE 2,492											
TOTAL LAND VALUE - MARKET 15,000											
TOTAL MARKET VALUE 192,658											
SOH/AGL Deduction 0											
ASSESSED VALUE 192,658											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 141,936											
TOTAL JUST VALUE 192,658											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 195,353											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27568	REMODEL	125	01/13/2009
18381	SFR	232	06/12/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1531/1689	1/18/2025	QC	U	I	11	100	
GRANTOR: ANDERSON JAMES							
GRANTEE: LECOUNTE SHANA VICT							
1514/454	7/30/2023	WD	U	I	11	100	
GRANTOR: LECOUNTE SHANA VICTOR							
GRANTEE: LECOUNTE SHANA VICT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W13 W31 S28 E44 N7 N21 \$											
FOP=[ORIG=-44,28] S6 E44 N6 W44 \$											
FGR=[ORIG=0,21] E12 N21 W12 S21 \$											
FOP=[ORIG=-13,0] N10 W12 S10 E12 \$											