LOT 22 PRICE CREEK LANDING.
790-068, 792-2458, WD 948-1257,

BOATRIGHT KYLA M
2877 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

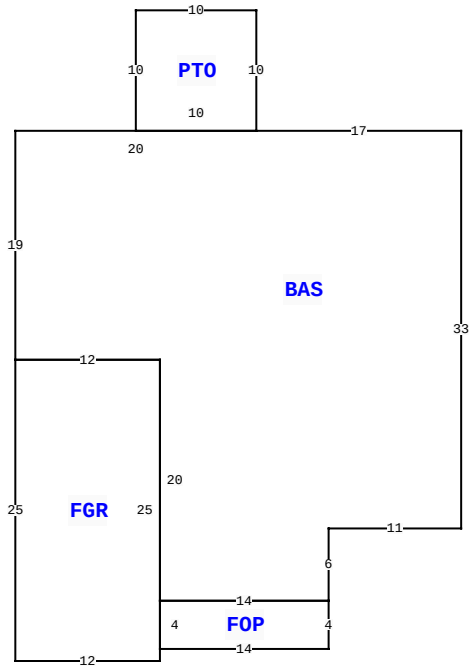
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,137	100		1,137	106,502
FGR	300	55		165	15,456
FOP	56	30		17	1,592
PTO	100	5		5	468
TOTALS	1,593			1,324	124,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	113.4000	127.01	168,161	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2014 Heated Area: 1137 HX Base Yr 2014



2877 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		124,019
TOTAL MARKET OB/XF VALUE		1,548
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		140,567
SOH/AGL Deduction		42,109
ASSESSED VALUE		98,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,736
TOTAL JUST VALUE		140,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047040	Roof Replacement	9,623	04/21/2023
21938	SFR	384	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/1987	7/10/2013	WD	Q	I	01	89,000
GRANTOR: WILLIAM DAVID LEWIS						
GRANTEE: KYLA M BOATRIGHT						
1220/0445	8/19/2011	WD	U	I	14	100
GRANTOR: MONTA M POITEVINT (LI						
GRANTEE: WILLIAM DAVID LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W10 S10 E10$ W20 S19 FGR= S25 E12 N25 W12$ E12 S20 FOP= S4 E14 N4 W14$ E14 N6 E11 N33$.

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	774.00	UT	2.00	2.00	100	2004	2004	3	100	1,548	

LAND DESCRIPTION

TOTAL OB/XF 1,548

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 06/20/2023 BY jerry Total Acres: 0.53 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 09/30/2025 BY SYS