

LOT 23 PRICE CREEK LANDING.
790-68, 792-2458, 948-1257, WD 1

SANTOS KIMBERLY D
2847 SE CR 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-123



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	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	1,232	100		1,232	114,079
FGR	252	55		139	12,871
FOP	100	30		30	2,778
PTO	120	5		6	555
TOTALS	1,704			1,407	130,284

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0			
2	0169	FENCE/WOOD	0	100	0	0			

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,407	114.0360	127.72	179,702	2003	2003	0	0	0	27.50
1 SINGLE FAM 100% - 2010 Heated Area: 1232 HX Base Yr 2010											
2847 SE COUNTY ROAD 245 , LAKE CITY											

TOTAL OB/XF									
3,072									

TOTAL OB/XF														3,072	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00					
Total Acres: 0.53		Total Land Value: 15,000				Market: 0				Agricultural: 0					

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					130,284				
TOTAL MARKET OB/XF VALUE					3,072				
TOTAL LAND VALUE - MARKET					15,000				
TOTAL MARKET VALUE					148,356				
SOH/AGL Deduction					43,644				
ASSESSED VALUE					104,712				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					53,990				
TOTAL JUST VALUE					148,356				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					150,602				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20984	SFR	231	08/18/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1511/1202	4/01/2024	WD	U	I	11	100	
GRANTOR: SANTOS ENRIQUE							
GRANTEE: SANTOS KIMBERLY D							
1174/0716	5/29/2009	WD	Q	I	01	130,000	
GRANTOR: SANDRA L MENENDEZ							
GRANTEE: ENRIQUE & KIMBERLY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 PTO= N10 W12 S10 E12\$ W28 S28 E12 FOP= S5 E20 N5 W20\$ E32 N7 FGR= E12 N21 W12 S21\$ N21\$.									