LOT 24 PRICE CREEK LANDING.
790-68, 792-2458, 948-1257, WD 1

DONAWAY PHILIP H
2819 SE COUNTY ROAD 245
LAKE CITY, FL 32025-1969

2026

14-4S-17-08354-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

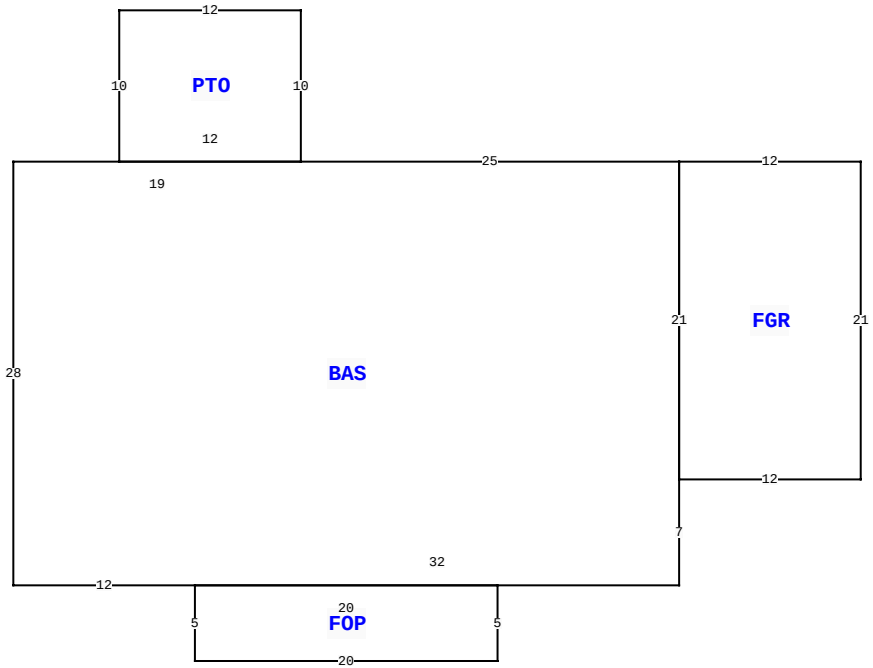
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	121,707
FGR	252	55		139	13,732
FOP	100	30		30	2,964
PTO	120	5		6	593
TOTALS	1,704			1,407	138,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,407	119.6000	133.95	188,468	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2017 Heated Area: 1232 HX Base Yr 2017



2819 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		138,995
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		155,595
SOH/AGL Deduction		43,797
ASSESSED VALUE		111,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,076
TOTAL JUST VALUE		155,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048002	Roof Replacement	11,300	08/25/2023
21207	SFR	231	10/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/1181	4/15/2009	WD	U	I	12	97,500
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: PHILIP H DONAWAY						
1166/1919	1/21/2009	CT	U	I	18	500
GRANTOR: CLERK OF COURT						
GRANTEE: CHASE HOME FINANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N10 W12 S10 E12$ W19 S28 E12 FOP= S5 E20 N5 W20$ E32 N7 FGR= E12 N21 W12 S21$ N21$.

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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 10/03/2023 BY jerry Total Acres: 0.53 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS