LOT 26 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, WD

HARRINGTON JESICA A
2765 SE CR 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

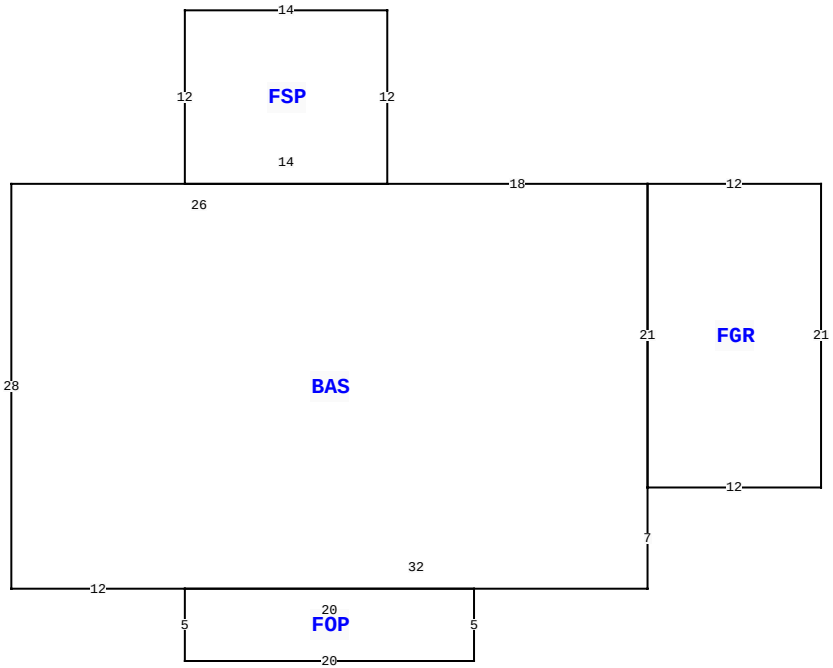
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,232	100		1,232	112,231
FGR	252	55		139	12,662
FOP	100	30		30	2,733
FSP	168	40		67	6,104
TOTALS	1,752			1,468	133,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,468	110.2860	123.52	181,327	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 1232 HX Base Yr 2005



2765 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		133,729
TOTAL MARKET OB/XF VALUE		3,086
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		151,815
SOH/AGL Deduction		45,001
ASSESSED VALUE		106,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,092
TOTAL JUST VALUE		151,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044541	Roof Replacement	11,184	05/26/2022
21937	SFR	401	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/0171	6/18/2004	WD	Q	I		85,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: JESICA A HARRINGTON						
0948/1257	3/04/2002	WD	U	V	08	142,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: THREE RIVERS HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W14 S12 E14$ W26 S28 E12 FOP= S5 E20N5 W20$ E32 N7 FGR= E12 N21W12 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	843.00	UT	2.00	2.00	100	2004	2004	3	100	1,686	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,086

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 11/21/2022 BY JS Total Acres: 0.53 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS