LOT 27 PRICE CREEK LANDING.
790-068, 792-2458, 948-1257, WD

HIERS JERRY L/STRATTON PEGGY V
2737 COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

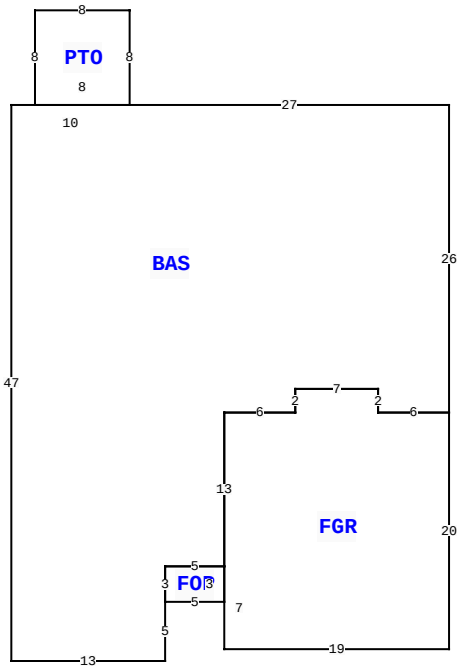
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,286	100		1,286	119,179
FGR	394	55		217	20,110
FOP	15	30		4	371
PTO	64	5		3	278
TOTALS	1,759			1,510	139,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,510	112.2000	125.66	189,747	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2022 Heated Area: 1286 HX Base Yr 2022



2737 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		139,938
TOTAL MARKET OB/XF VALUE		2,104
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		157,042
SOH/AGL Deduction		13,290
ASSESSED VALUE		143,752
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		43,030
TOTAL JUST VALUE		157,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21989	SFR	417	06/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/464	10/26/2021	WD	Q	I	01	134,000
GRANTOR: TURBEVILLE RON						
GRANTEE: HIERS JERRY L						
1312/1970	3/29/2016	WD	U	I	12	88,100
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: RON & JAN TURBEVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 PTO= N8 W8 S8 E8$ W10 S47 E13 N5 FOP= E5 N3 W5 S3$ N3 E5 FGR= S7 E19 N20 W6 N2 W7 S2 W6 S13$ N13 E6 N2 E7 S2 E6 N26$.

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	1,052.00	UT	2.00	2.00	100	2004	2004	3	100	2,104	

LAND DESCRIPTION

TOTAL OB/XF 2,104

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 11/22/2021 BY CP Total Acres: 0.53 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS