LOT 28 PRICE CREEK LANDING.

790-068, 792-2458, 912-1850, 945

MCGEE CARLTON T
2709 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

14-4S-17-08354-128

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 80
Interior Floo	15	HARDTILE 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
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

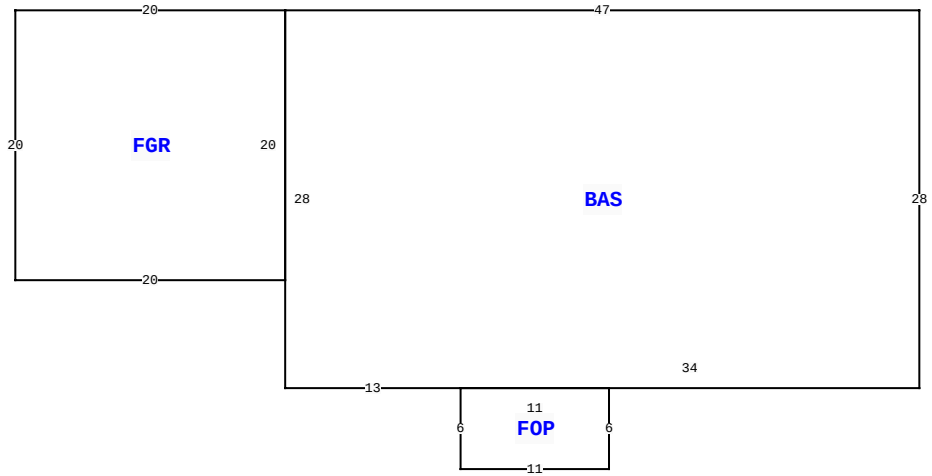
NEIGHBORHOOD/LOC 14417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100		1,316	130,458
FGR	400	55		220	21,809
FOP	66	30		20	1,983
TOTALS	1,782			1,556	154,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	116.0760	130.01	202,296	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2010 Heated Area: 1316 HX Base Yr 2010



2709 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		154,251
TOTAL MARKET OB/XF VALUE		2,945
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		172,196
SOH/AGL Deduction		51,697
ASSESSED VALUE		120,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,777
TOTAL JUST VALUE		172,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24599	SFR	484	06/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/2659	4/08/2009	WD	Q	I	01	136,000
GRANTOR: PRIMACY CLOSING CORPO						
GRANTEE: MCGEE CARLTON T						
1170/2657	4/08/2009	WD	Q	I	01	139,500
GRANTOR: ROBERT A DICKSON						
GRANTEE: PRIMACY CLOSING COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FGR= W20 S20 E20 N20$ S28 E13 FOP= S6 E11 N6 W11$ E34 N28$.

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	965.00	UT	3.00	3.00	100	2006	2006	3	100	2,895	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,945

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 04/18/2017 BY DF Total Acres: 0.53 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2025 BY SYS