LOT 44 PRICE CREEK LANDING
790-068, 792-2458, WD 1058-505,

LATREILLE ZACHARY/WALKER KELLY
292 SE YANKEE TER
LAKE CITY, FL 32025

2026

14-4S-17-08354-144

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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
Condition Adj	04	04 100
Quality	05	05

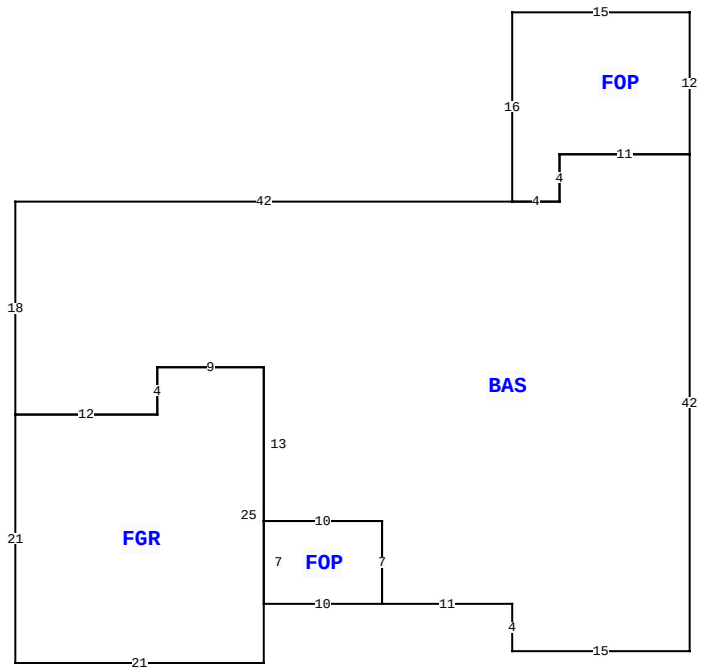
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	186,580
FGR	477	55		262	30,552
FOP	70	30		21	2,449
FOP	196	30		59	6,880
TOTALS	2,343			1,942	226,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	126.9774	142.21	276,172	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2025 Heated Area: 1600 HX Base Yr 2025



292 SE YANKEE TER, 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		226,461
TOTAL MARKET OB/XF VALUE		5,395
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		246,856
SOH/AGL Deduction		39,956
ASSESSED VALUE		206,900
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,178
TOTAL JUST VALUE		246,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24820	SFR	511	08/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/1519	10/01/2024	WD	Q	I	01	290,000
GRANTOR: SANCHEZ LAVON						
GRANTEE: LATREILLE ZACHARY						
1420/0253	9/14/2020	WD	Q	I	01	210,000
GRANTOR: CHAD & JENA S VERCHER						
GRANTEE: LAVON SANCHEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S18 FGR= S21 E21 N25 W9 S4 W12$ E12 N4 E9 S13 FOP= S7 E10 N7 W10$ E10 S7 E11 S4 E15 N42 FOP= N12 W15 S16 E4 N4 E11$ W11 S4 W4$.

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	1,465.00	UT	3.00	3.00	100	2007	2007	3	100	4,395	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,395

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 10/17/2024 BY TP Total Acres: 0.81 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS