

LOT 45 PRICE CREEK LANDING S/D.
749-790, 790-068, 792-2458, WD 1

THE ADMAR TRUST
258 SE YANKEE TERR
LAKE CITY, FL 32025

2026

14-4S-17-08354-145



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	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
BAS	1,552	100
FGR	441	55
FOP	35	30
FOP	172	30
TOTALS	2,200	1,857
		195,520

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,857	114.6420	128.40	238,439	2007	2007	0	0	0 18.00	82.00
1 SINGLE FAM 100% - 2008 Heated Area: 1552 HX Base Yr 2008											
258 SE YANKEE TER, LAKE CITY											
BLD DATE: 03/16/2022 LGL DATE: MLU											
XF DATE: AG DATE:											
INC DATE:											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1,210.00	UT	3.00	3.00	100	2007
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013
3	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013
4	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2013

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2007	3	100	3,630	
2013	3	100	300	
2013	3	100	1,200	
2013	3	100	3,900	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	1.00	1.00	15,000.00	15,000.00	15,000

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,520	
TOTAL MARKET OB/XF VALUE		9,030	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		219,550	
SOH/AGL Deduction		122,648	
ASSESSED VALUE		96,902	
TOTAL EXEMPTION VALUE		96,902	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		219,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050046	Roof Replacement	13,120	06/05/2024
24821	SFR	507	08/03/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1534/2633	3/06/2025	WD	U	I	11	100	
GRANTOR: KING ERSSELL							
GRANTEE: THE ADMAR TRUST							
1114/0863	3/20/2007	WD	Q	I		189,900	
GRANTOR: JUSTIN FITZHUGH							
GRANTEE: ERSSELL KING							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W17 FOP= N4 W19 S7 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E5 N7 W5 S7 \$ N7 E5 FGR= S15 E21 N21 W21 S6\$ N6 E21 N26\$.											