COMM NW COR SEC 2, RUN S
1701.74 FT, N 84 DG E 32.74 FT
TO E R/W CR-245, RUN N 5 DG W

PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

**2027**

**02-4S-17-07481-006**

## BUILDING CHARACTERISTICS

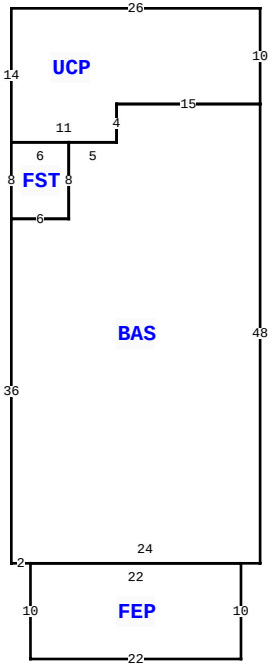
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 2417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,156 | 100 | | 1,156 | 39,178 |
| FEP | 220 | 80 | | 176 | 5,965 |
| FST | 48 | 55 | | 26 | 881 |
| UCP | 304 | 20 | | 61 | 2,068 |
| TOTALS | 1,728 | | | 1,419 | 48,092 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,419 | 47.4000 | 52.14 | 73,987 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1156 HX Base Yr




703 SE COUNTY ROAD 245 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 48,092 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 7,020 |
| TOTAL MARKET VALUE | 55,112 |
| SOH/AGL Deduction | 12,000 |
| ASSESSED VALUE | 43,112 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 43,112 |
| TOTAL JUST VALUE | 55,112 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,988 |

BLDG:1:3: THIS ONE.

BLDG:1:2: BECAUSE THAT PRCL IS NOW DELETED & COMB

BLDG:1:1: THIS HOUSE WAS COPIED FROM 03-4S-17-0748

PRCL:0:3: (FOR 20.86 AC)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | / V I | / RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1058/2017 | 9/16/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: JUDITH S POMEROY & SA | | | | | | |
| GRANTEE: PRICE CREEK LLC | | | | | | |
| 1054/2257 | 8/11/2005 | WD | Q | I | 01 | 260,800 |
| GRANTOR: JUDITH S POMEROY & SA | | | | | | |
| GRANTEE: PRICE CREEK LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP= N10 W26 S14 E11 N4 E15 $BAS= W15 S4 W5 FST= W6 S8 E6 N8$ S8 W6 S36 E2 FEP= S10 E22 N10 W22$ E24 N48$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | I | 0.00 | 0.00 | 0.54 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 7,020 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 02/23/2017 BY BC Total Acres: 0.54 Total Land Value: 7,020 Market: 0 Agricultural: 0 Common: 7,020 PRINTED 11/17/2026 BY SYS