

(AKA PRCL #12 PRICE CREEK UNR PH
 COMM 1221.80 FT E & 1604.46 FT N
 SW1/4 OF NE1/4 FOR POB, RUN N 14

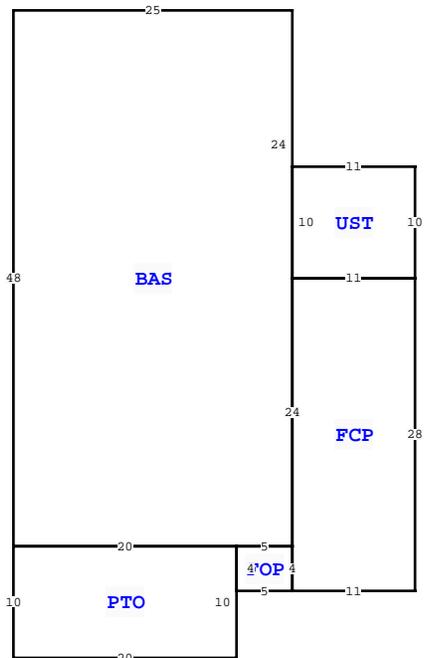
WHITE GEORGE M
 1618 SE COUNTY ROAD 245-A
 LAKE CITY, FL 32025

2026

14-4S-17-08346-010


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,343	122.3000	139.42	187,241	1971	1995	0	0	30.75	69.25		
1 SINGLE FAM 100% - 2024 Heated Area: 1200 HX Base Yr 2024													



Quality					
DOR CODE	SINGLE FAMILY				
05	05				
MAP NUM	MKT AREA				
14417.010	1.00 /				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	115,858
FCP	308	25		77	7,434
FOP	20	30		6	580
PTO	200	5		10	965
UST	110	45		50	4,827
TOTALS	1,838			1,343	129,664

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			129,664	
TOTAL MARKET OB/XF VALUE			1,900	
TOTAL LAND VALUE - MARKET			18,000	
TOTAL MARKET VALUE			149,564	
SOH/AGL Deduction			1,752	
ASSESSED VALUE			147,812	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			96,401	
TOTAL JUST VALUE			149,564	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			146,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047304	Roof Replacement	7,800	07/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1364	12/11/2023	WD	Q	I	01	160,000
GRANTOR: SAMALION LORI LYNN						
GRANTEE: WHITE GEORGE M						
1487/435	3/24/2023	QC	U	I	11	100
GRANTOR: LEE DALE						
GRANTEE: SAMALION LORI LYNN						

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0190	FPLC PF
2	0169	FENCE/WOOD
3	0294	SHED WOOD/

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W25 S48 PTO= S10 E20 N10 W20\$ E20 FOP= S4E5 N4 W5\$ E5													
FCP= S4 E11 N28 W11 S24\$ N24 UST= E11 N10 W11 S10\$ N24\$.													

L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							