(AKA PRCL #10 PRICE CREEK UNR PH
COMM 1221.80 FT E OF SW COR OF S
INTERS OF W R/W CR-245-A, RUN N

ROBERTS CHERREL A
1672 SE CR 245-A
LAKE CITY, FL 32025

2026

14-4S-17-08346-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

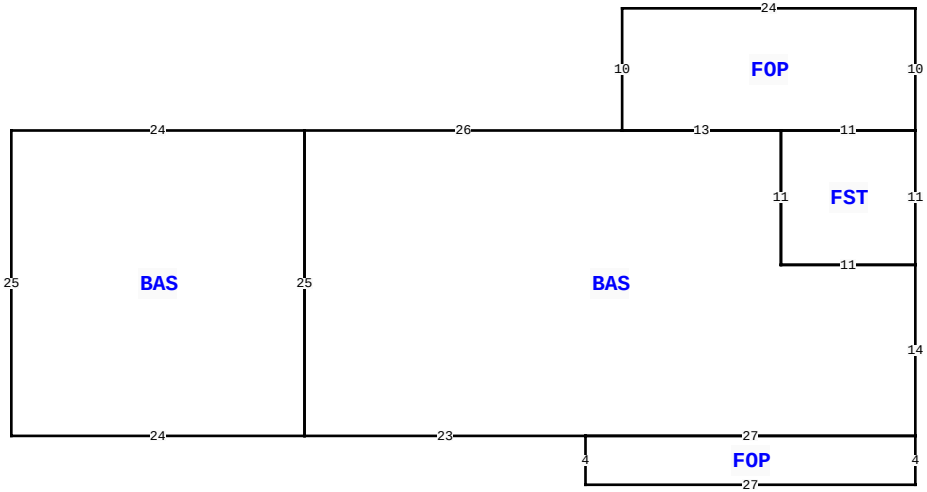
NEIGHBORHOOD/LOC 14417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	46,691
BAS	1,129	100		1,129	87,857
FOP	108	30		32	2,490
FOP	240	30		72	5,603
FST	121	55		67	5,214
TOTALS	2,198			1,900	147,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	106.8940	119.72	227,468	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1729 HX Base Yr 2005



1672 SE COUNTY ROAD 245A , LAKE CITY

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

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0280	POOL R/CON	0	100	32	14	448.00	UT	70.00	70.00	100	1997	1997	3	40	12,544	
4	0166	CONC,PAVMT	0	100	0	0	644.00	UT	1.50	1.50	100	1997	1997	3	100	966	
5	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,854
TOTAL MARKET OB/XF VALUE	15,810
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	181,664
SOH/AGL Deduction	80,904
ASSESSED VALUE	100,760
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	49,349
TOTAL JUST VALUE	181,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,664

SALE:1:1: PROPERTY SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12045	POOL	96	01/15/1997
11471	M H	125	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2698	2/16/2026	LE	U	I	14	100
GRANTOR: ROBERTS CHERREL A (EN						
GRANTEE: LEDBETTER BREANNA (						
0824/0679	6/25/1996	WD	Q	I	02	0
GRANTOR: HERMAN LEE BRINKLEY S						
GRANTEE: CHERREL ROBERTS BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= W24S25 E24 N25$ S25 E23 FOP= S4 E27 N4 W27$ E27 N14 FST= N11 W11 S11 E11$ W11 N11 FOP= E11 N10 W24 S10 E13$ W13$.

LAND DESCRIPTION

TOTAL OB/XF 15,810

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/19/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/23/2026 BY SYS