

(AKA PRCL #2 PRICE CREEK UNR PHA
COMM SW COR OF SW1/4 OF NE1/4, R
TO INTERS OF W R/W CR-245-A, RUN

BASS RICHARD A
1888 SE CR 245A
LAKE CITY, FL 32025

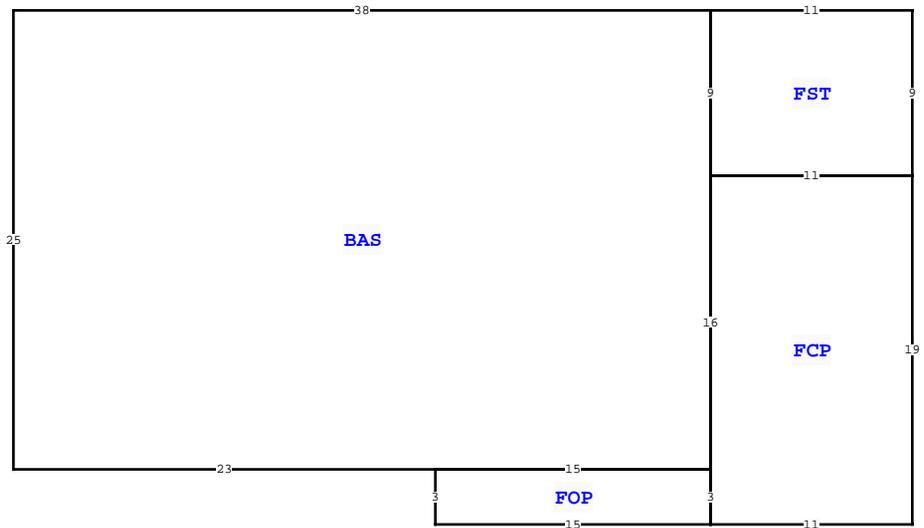
2026

14-4S-17-08346-015



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	950	100		950	79,701
FCP	209	25		52	4,363
FOP	45	30		14	1,175
FST	99	55		54	4,531
TOTALS	1,303			1,070	89,768

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2010								
				Heated Area: 950			HX Base Yr 2010				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,768
TOTAL MARKET OB/XF VALUE			16,340
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			124,108
SOH/AGL Deduction			44,209
ASSESSED VALUE			79,899
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			23,488
TOTAL JUST VALUE			124,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32564	MAINT/ALTR	30	12/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1625	2/19/2003	WD	Q	I	01	100
GRANTOR: LAVAUGHN BASS						
GRANTEE: RICHARD BASS						
0973/1804	2/03/2003	WD	Q	I	06	64,000
GRANTOR: ALLISON BASS						
GRANTEE: LAVAUGHN BASS						

EXTRA FEATURES																	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0020	BARN,FR	0	100	14	26	364.00	UT	10.00	10.00	100	2013	2013	3	100	3,640	
5	0020	BARN,FR	0	100	18	26	468.00	UT	10.00	10.00	100	2013	2013	3	100	4,680	
6	0294	SHED WOOD/	0	100	18	34	612.00	UT	10.00	10.00	100	2013	2013	3	100	6,120	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

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							

BUILDING NOTES											
1888 SE COUNTY ROAD 245A , LAKE CITY											

BUILDING DIMENSIONS											
BAS= W38 S25 E23 FOP= S3 E15N3 W15 E15 FCP= S3 E11 N19 W11 S16 S N16 FST= E11 N9 W11S9 S N9 S.											