(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

2027

14-4S-17-08346-015

BUILDING CHARACTERISTICS

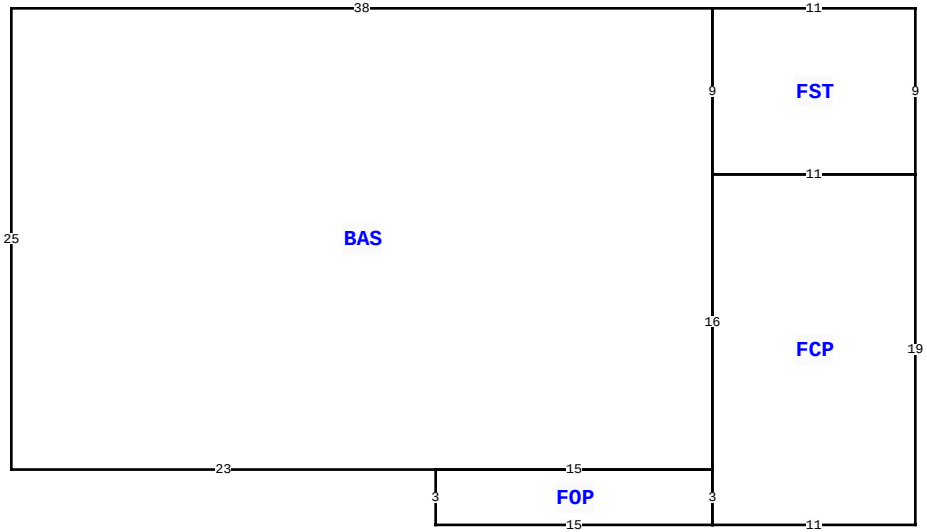
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	950	100		950	76,903
FCP	209	25		52	4,209
FOP	45	30		14	1,134
FST	99	55		54	4,371
TOTALS	1,303			1,070	86,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,070	113.2200	124.54	133,258	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 950 HX Base Yr 2010



1888 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,618
TOTAL MARKET OB/XF VALUE		16,340
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		120,958
SOH/AGL Deduction		38,662
ASSESSED VALUE		82,296
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		25,885
TOTAL JUST VALUE		120,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,537

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E23 FOP= S3 E15N3 W15$ E15 FCP= S3 E11 N19 W11 S 16$ N16 FST= E11 N9 W11S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 16,340

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 04/18/2017 BY RP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS