(AKA PRCL #4 PRICE CREEK UNR PHA
COMM 1221.80 FT E OF SW COR OF S
RUN N 437.58 FT FOR POB, RUN N 1

POULIN BRITTANY A
1846 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2027

14-4S-17-08346-017

BUILDING CHARACTERISTICS

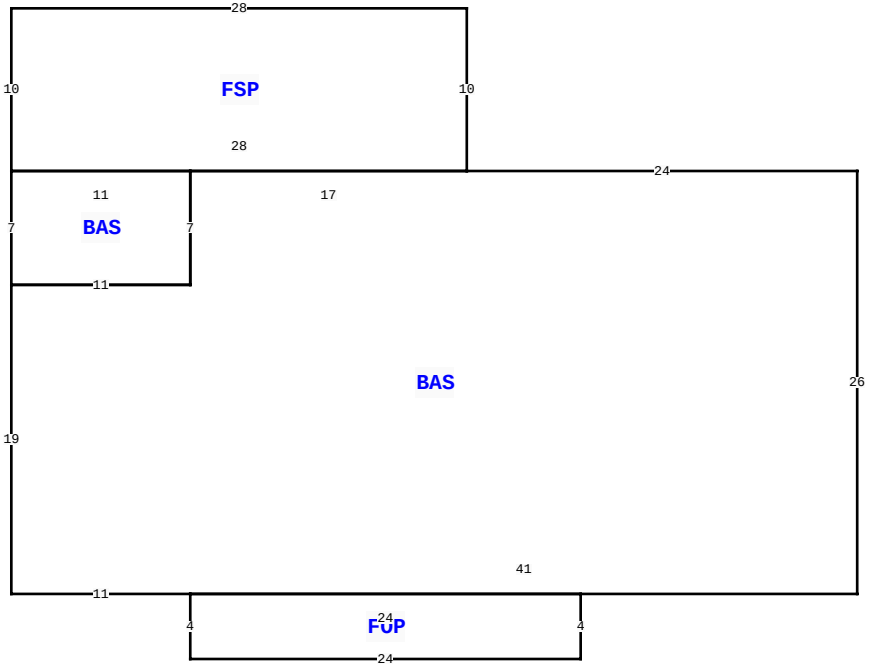
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	77	100		77	6,377
BAS	1,275	100		1,275	105,591
FOP	96	30		29	2,402
FSP	280	40		112	9,276
TOTALS	1,728			1,493	123,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	115.8300	127.41	190,223	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1352 HX Base Yr 2023



1846 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	0166	CONC,PAVMT	0	100	20	36	720.00	UT	3.00	3.00	50	2005	2005	3	50	1,080	
2	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	50	2005	2005	3	50	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,645
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		150,445
SOH/AGL Deduction		2,776
ASSESSED VALUE		147,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,258
TOTAL JUST VALUE		150,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007	M H	125	12/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2381	1/04/2022	WD	Q	I	01	160,000
GRANTOR: THORNTON DANIEL						
GRANTEE: POULIN BRITTANY A						
1344/0611	7/28/2017	WD	U	I	12	72,500
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: DANIEL & ANNA L THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N10 W28 S10 E28$ W17 BAS= W11 S7 E11N7$S7 W11 S19 E11 FOP= S4 E24 N4W24$ E41 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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 01/26/2022 BY CP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS