(AKA PRCL #7 PRICE CREEK UNR PHASE 2 DESC AS):
COMM SW COR OF SW1/4 OF NE1/4,

DEROCHER DAWN MARIE/DEROCHER DANIEL JOHN
1756 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2027

14-4S-17-08346-018

BUILDING CHARACTERISTICS

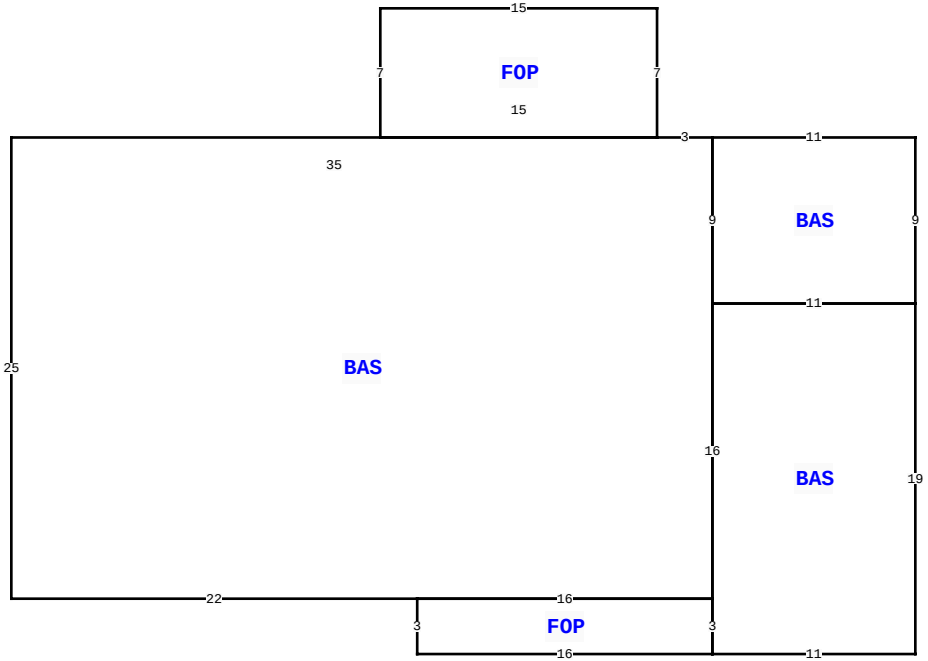
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	99	100		99	11,339
BAS	209	100		209	23,939
BAS	950	100		950	108,811
FOP	48	30		14	1,604
FOP	105	30		32	3,665
TOTALS	1,411			1,304	149,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	122.5000	134.75	175,714	1975	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2018 Heated Area: 1258 HX Base Yr 2018



1756 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,357
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		170,857
SOH/AGL Deduction		44,060
ASSESSED VALUE		126,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,386
TOTAL JUST VALUE		170,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,573

SALE:4:1: DEED MADE 1986
SALE:3:1: 1 AC & IMP UNREC AGREEMENT FOR DEED
SALE:2:1: ALSO ORB 864-731
SALE:1:1: 1 AC & IMP UNREC AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052903	Roof Replacement	13,553	04/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0382	11/08/2017	WD	Q	I	01	138,000
GRANTOR: PETER L & DEBORAH BEA						
GRANTEE: DAWN MARIE & DANIEL						
1024/2459	8/02/2004	WD	Q	I	01	58,900
GRANTOR: NATIONAL CITY HOME LO						
GRANTEE: BEAULIEU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N7 W15 S7 E15$ W35 S25 E22 FOP= S3E16 N3 W16$ E16 BAS= S3 E11 N19 W11 S 16$ N16 BAS= E11 N9 W11S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 05/13/2025 BY chuck Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS