

(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

**2026**

14-4S-17-08346-018

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 Floor	12	HARDWOOD 80
Interior Floor	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

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	139.65	182,104	1975	2015	0	0	15.00	85.00

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,788
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			176,288
SOH/AGL Deduction			53,184
ASSESSED VALUE			123,104
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			71,693
TOTAL JUST VALUE			176,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,256
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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	11,751
BAS	209	100		209	24,809
BAS	950	100		950	112,768
FOP	48	30		14	1,662
FOP	105	30		32	3,799
<b>TOTALS</b>	<b>1,411</b>			<b>1,304</b>	<b>154,788</b>

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						

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	0169	FENCE/WOOD	0	100	0	0			0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	800	
3	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	300	
4	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	400	
6	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	400	
7	0190	FPLC PF	0	100	0	0			1,200.00	1,200.00	2010	2010	3	100	1,200	

EXTRA FEATURES										TOTAL OB/XF	
1756 SE COUNTY ROAD 245A , LAKE CITY										3,500	

BUILDING NOTES									
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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														
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							