(AKA PRCL #11 PRICE CREEK UNR PH
COMM 1221.80 FT E OF SW COR OF S
RUN N 1458.60 FT FOR POB, CONT N

BLACKWELL CINDY LOU
1640 SE COUNTY ROAD 245A
LAKE CITY, FL 32025

2026

14-4S-17-08346-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

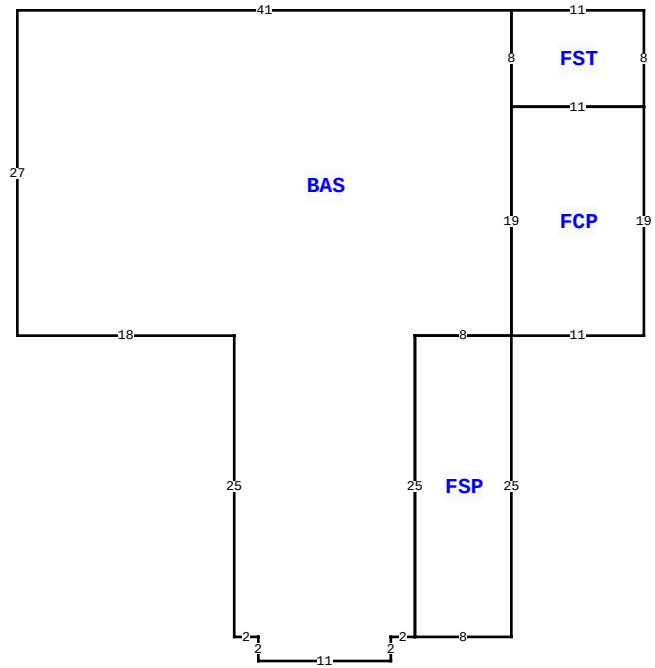
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,504	100		1,504	127,889
FCP	209	25		52	4,422
FSP	200	40		80	6,803
FST	88	55		48	4,081
TOTALS	2,001			1,684	143,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	114.7580	130.82	220,301	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1504 HX Base Yr 2022



1640 SE COUNTY ROAD 245A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,196
TOTAL MARKET OB/XF VALUE		2,480
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		163,676
SOH/AGL Deduction		27,188
ASSESSED VALUE		136,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,077
TOTAL JUST VALUE		163,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2067	8/19/2020	QC	U	I	11	100
GRANTOR: BILLIE JOE BRYANT & C						
GRANTEE: BILLIE JOE BRYANT						
1357/0942	4/03/2018	LE	U	I	14	100
GRANTOR: BILLIE JOE BRYANT (LI						
GRANTEE: CINDY LOU BLACKWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S27 E18 S25 E2 S2 E11 N2 E2 FSP= E8 N25 W8 S25$N25
E8 FCP= E11 N19 W11 S19$ N19 FST= E11 N8 W11 S8 $ N8$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	250	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,480

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 04/19/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS