(AKA PRCL #14 PRICE CREEK UNR PH
COMM 652.56 FT E OF SW COR OF SW
RUN N 1473.10 FT FOR POB, RUN E

ROSADO ERICK M
151 SE TEVIS AVE
LAKE CITY, FL 32025

2027

14-4S-17-08346-023

BUILDING CHARACTERISTICS

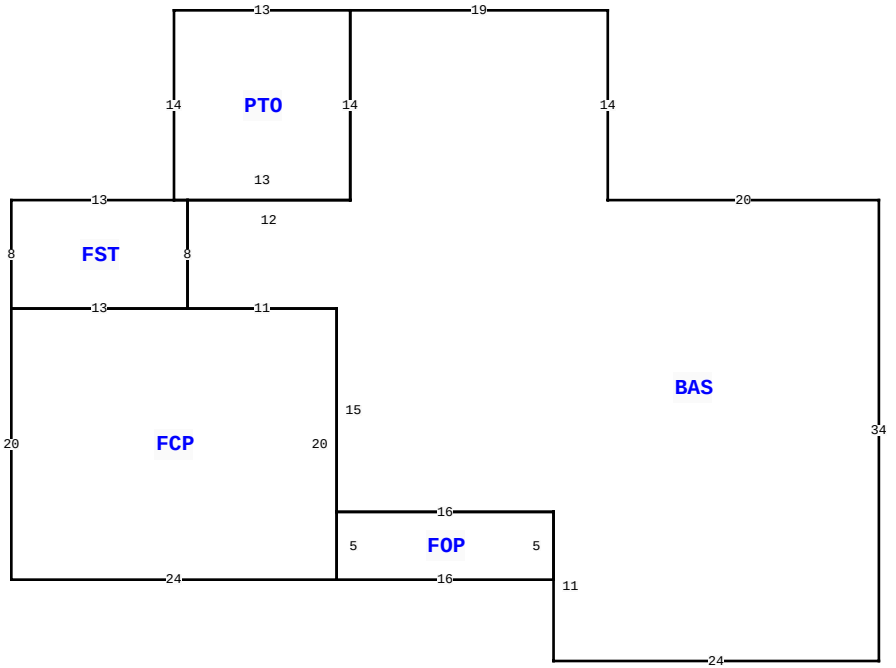
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,538	100		1,538	129,101
FCP	480	25		120	10,073
FOP	80	30		24	2,014
FST	104	55		57	4,785
PTO	182	5		9	755
TOTALS	2,384			1,748	146,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	117.4000	129.14	225,737	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1538 HX Base Yr 2020



151 SE TEVIS AVE, 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	25	2005	2005	3	25	75	
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	25	2005	2005	3	25	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,729
TOTAL MARKET OB/XF VALUE		1,725
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		166,454
SOH/AGL Deduction		47,384
ASSESSED VALUE		119,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,659
TOTAL JUST VALUE		166,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055722	Roof Replacement	16,000	05/21/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0829	6/18/2019	WD	Q	I	01	129,000
GRANTOR: SUSAN CUKR						
GRANTEE: ERICK M ROSADO						
0402/0544	5/01/1978	03	Q	I		37,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N14 W19 PTO= W13 S14 E13 N14$ S14 W12 FST= W13 S8 E13 N8$ S8 FCP= W13 S20 E24 N20 W11$ E11 S15 FOP= S5 E16 N5 W16$ E16 S11 E24 N34$.

LAND DESCRIPTION

TOTAL OB/XF 1,725

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 04/26/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS