

(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

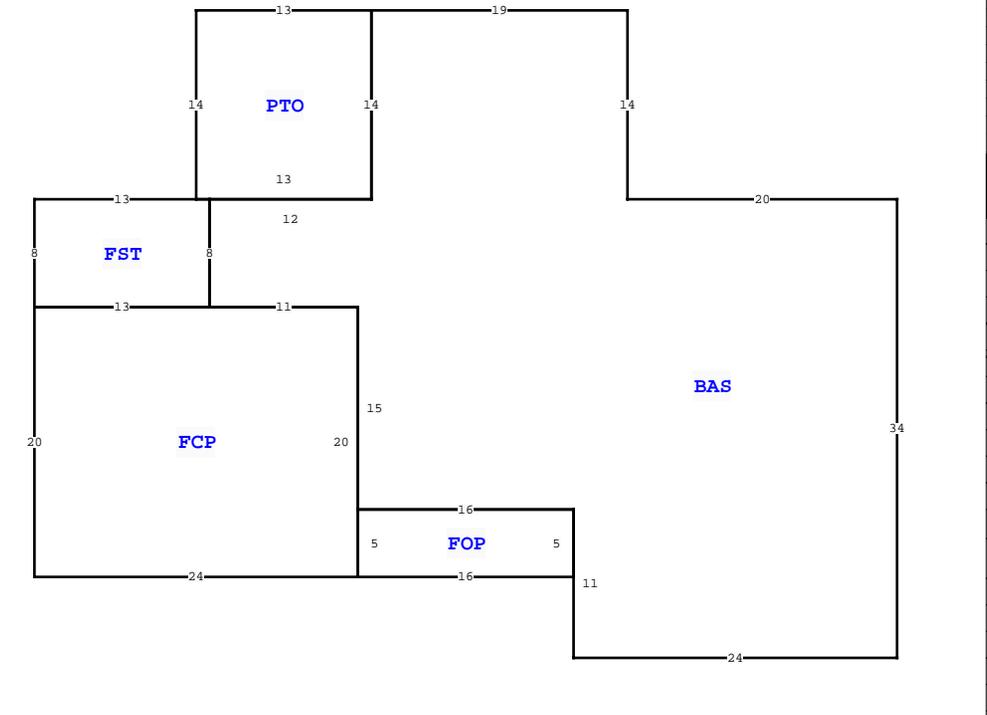
ROSADO ERICK M  
 151 SE TEVIS AVE  
 LAKE CITY, FL 32025

**2026**

14-4S-17-08346-023  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	133.84	233,952	1977	1977	0	0	35.00	65.00



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	133,800
FCP	480	25		120	10,440
FOP	80	30		24	2,088
FST	104	55		57	4,959
PTO	182	5		9	783
<b>TOTALS</b>	<b>2,384</b>			<b>1,748</b>	<b>152,069</b>

EXTRA FEATURES																	
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	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	

TOTAL OB/XF										1,725														
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				152,069	
TOTAL MARKET OB/XF VALUE				1,725	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				171,794	
SOH/AGL Deduction				56,192	
ASSESSED VALUE				115,602	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				64,191	
TOTAL JUST VALUE				171,794	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				166,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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\$.	