(AKA PRCL #16 PRICE CREEK UNR PH
COMM SW COR OF SW1/4 OF NE1/4, R
N 1178.48 FT FOR POB, RUN E 283.

GARCIA JOSEFA/GARCIA CARLOS A
195 SE TEVIS AVE
LAKE CITY, FL 32025

2027

14-4S-17-08346-025

BUILDING CHARACTERISTICS

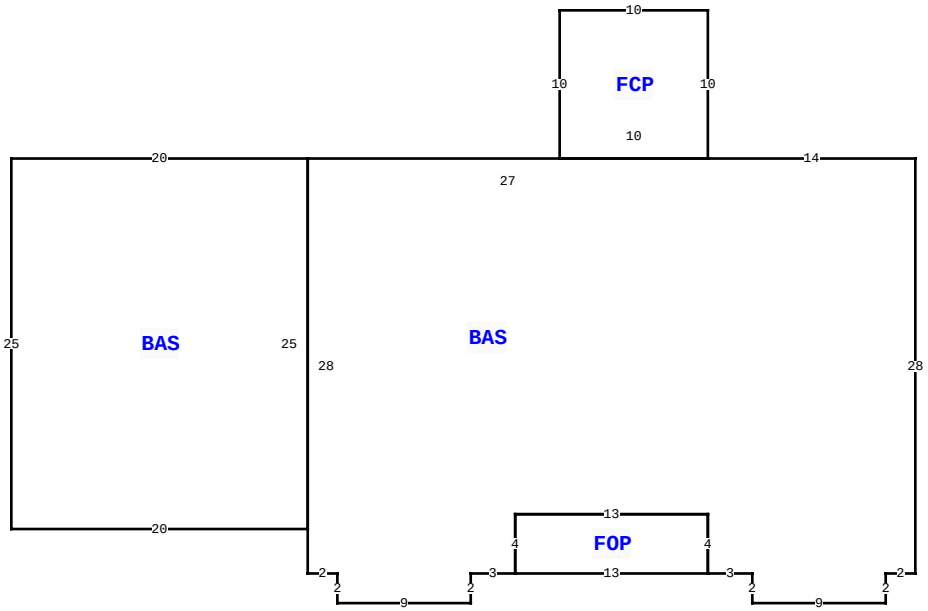
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	500	100		500	66,902
BAS	1,132	100		1,132	151,465
FCP	100	25		25	3,345
FOP	52	30		16	2,141
TOTALS	1,784			1,673	223,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	136.2900	149.92	250,816	1997	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2022 Heated Area: 1632 HX Base Yr 2022



195 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	1,719.00	UT	1.50	1.50	100	1997	1997	3	100	2,579	
2	0210	GARAGE U	0	100	30	28	840.00	UT	10.00	10.00	100	2000	2000	3	100	8,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,853
TOTAL MARKET OB/XF VALUE		10,979
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		252,832
SOH/AGL Deduction		98,238
ASSESSED VALUE		154,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,183
TOTAL JUST VALUE		252,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11805	SFR	190	10/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2126	12/02/2021	WD	Q	I	01	283,000
GRANTOR: STRICKLAND JOHN F						
GRANTEE: GARCIA JOSEFA						
1382/0283	4/05/2019	WD	Q	I	01	157,500
GRANTOR: DOUGLAS W & INGRID C						
GRANTEE: JOHN F & SHERRIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W27 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9 N2 E2 N28 $
BAS=[ORIG=-41,0] W20 S25 E20 N25 $
FCP=[ORIG=-14,0] N10 W10 S10 E10 $
FOP=[ORIG=-27,28] E13 N4 W13 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,979

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 12/15/2021 BY CP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS